

Final • September 2013



Portola Center Project Subsequent Environmental Impact Report

Prepared for



Prepared by



A Baker Company

FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

Portola Center Project

SCH NO. 2012061063

Lead Agency:



CITY OF LAKE FOREST
25550 Commercentre Drive
Lake Forest, California 92630
Contact: Ms. Carrie Tai, AICP
Senior Planner
949.461.3466

Prepared by:



RBF CONSULTING
14725 Alton Parkway
Irvine, California 92618-2027
Contact:
Mr. Edward Torres, INCE
949.472.3505

September 12, 2013

JN 130079

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1.0 Introduction



1.0 INTRODUCTION

In accordance with the *California Environmental Quality Act Guidelines* (CEQA Guidelines) Section 15088, the City of Lake Forest, as the lead agency, has evaluated the comments received on the Portola Center Project Draft Subsequent Environmental Impact Report (Draft SEIR).

The Draft SEIR for the proposed Portola Center Project (herein referenced as the project) was distributed to potential responsible and trustee agencies, interested groups, and organizations. The Draft SEIR was made available for public review and comment for a period of 45 days. The public review period for the Draft SEIR established by the CEQA Guidelines commenced on June 28, 2013 and ended on August 12, 2013.

The Final SEIR consists of the following components:

- Section 1.0 – Introduction
- Section 2.0 – Responses to Comments on the Draft SEIR
- Section 3.0 – Errata
- Section 4.0 – Mitigation Monitoring and Reporting Program

Due to its length, the text of the Draft SEIR is not included with this document; however, it is included by reference in this Final SEIR. None of the corrections or clarifications to the Draft SEIR identified in this document constitutes “significant new information” pursuant to Section 15088.5 of the CEQA Guidelines. As a result, a recirculation of the Draft SEIR is not required.



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2.0 Response to Comments



2.0 RESPONSE TO COMMENTS

In accordance with the *California Environmental Quality Act Guidelines* (CEQA Guidelines) Section 15088, the City of Lake Forest, as the lead agency, evaluated the written comments received on the Draft Subsequent Environmental Impact Report (SEIR) (State Clearinghouse No. 2012061063) for the Portola Center Project (herein referenced as the project) and has prepared the following responses to the comments received. This Response to Comments document becomes part of the Final SEIR for the project in accordance with CEQA Guidelines Section 15132.

A list of public agencies, organizations, and individuals that provided comments on the Draft SEIR is presented below. Each comment has been assigned a letter number. Individual comments within each communication have been numbered so comments can be cross-referenced with responses. Following this list, the text of the communication is reprinted and followed by the corresponding response.

Commenter	Letter Number
<u>Agencies</u>	
State Clearinghouse – Scott Morgan, Director (August 13, 2013)	1
Native American Heritage Commission – Dave Singleton (July 8, 2013)	2
California Department of Conservation – Kathleen M. Andrews (August 1, 2013)	3
City of Mission Viejo – Charles E. Wilson (August 5, 2013)	4
Irvine Ranch Water District – Jo Ann Corey (August 7, 2013)	5
Orange County Public Works – Polin Modanlou (August 7, 2013)	6
South Coast Air Quality Management District – Ian MacMillan (August 7, 2013)	7
California Department of Transportation – Christopher Herre (August 12, 2013)	8
<u>Organizations</u>	
California Cultural Resource Preservation Alliance – Patricia Martz (July 1, 2013)	9
United Coalition to Protect PANHE – Rebecca Robles (July 1, 2013)	10
The Kennedy Commission – Cesar Covarrubias (August 12, 2013)	11
<u>Public</u>	
Ian and Amanda Morrell (August 12, 2013)	12
Elizabeth Wallace (August 12, 2013)	13



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

August 13, 2013

Carrie Tai
City of Lake Forest
25550 Commercentre Drive, Suite 100
Lake Forest, CA 92630

Subject: Portola Center Project
SCH#: 2012061063

Dear Carrie Tai:

The State Clearinghouse submitted the above named Supplemental EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on August 12, 2013, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

1-1

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

Document Details Report
State Clearinghouse Data Base

SCH# 2012061063
Project Title Portola Center Project
Lead Agency Lake Forest, City of

Type SIR Supplemental EIR

Description Baldwin & Sons (Applicant) seeks City approval for an Area Plan (AP 2008-01) and Tentative Tract Maps (TTMs) 17300 and 15353 for a residential and mixed-use development on an approximately 195 acre site within the City of Lake Forest, Orange County, CA. The project will include a variety of housing types, including a mixed-use area with a small neighborhood commercial component, as well as parks, a public trail, and open space. The Portola Center Area Plan would provide a comprehensive set of guidelines, regulations, and implementation plans that would guide development of the project site. The Area Plan is designed to serve as a "blueprint" for development of the project area by establishing the distribution of land use and the criteria for development of each land use district. TTM 17300 (north of Glenn Ranch Road) proposes two single-family residential neighborhoods (east and west of Saddleback Ranch Road). TTM 15353 (south of Glenn Ranch Road) proposed various single- and multi-family neighborhoods, as well as a mixed-use (commercial/residential) neighborhood. The project also proposes a 5.0-acre Community Park, 1.5 mile perimeter trail and three neighborhood parks, for a total of 10.8 acres of parkland.

Lead Agency Contact

Name	Carrie Tai	
Agency	City of Lake Forest	
Phone	949 461 3466	Fax
email		
Address	25550 Commercentre Drive, Suite 100	
City	Lake Forest	State CA Zip 92630

Project Location

County	Orange
City	Lake Forest
Region	
Lat / Long	33° 40' 18.03" N / 117° 38' 3.04" W
Cross Streets	Glenn Ranch Road/Saddleback Ranch Road
Parcel No.	Multiple
Township	6S
Range	7W
Section	
Base	SBB&M

Proximity to:

Highways	SR-241
Airports	
Railways	
Waterways	Aliso Creek
Schools	Portola Hills ES
Land Use	Various

Project Issues Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects; Other Issues; Aesthetic/Visual

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Wildlife, Region 5; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Caltrans, District 12; Regional Water Quality Control Board, Region 9; Native American Heritage Commission

Document Details Report
State Clearinghouse Data Base

Date Received 06/28/2013

Start of Review 06/28/2013

End of Review 08/12/2013



1. RESPONSES TO COMMENTS FROM STATE OF CALIFORNIA OFFICE OF PLANNING AND RESEARCH, STATE CLEARINGHOUSE, AUGUST 13, 2013.

- 1-1 This comment indicates that the State Clearinghouse submitted the Draft SEIR to selected State agencies for review and that the comment period for the Draft SEIR concluded on August 12, 2013. The comment indicates that the lead agency complied with the public review requirements for draft environmental documents pursuant to CEQA. As such, the comment does not provide specific comments regarding information presented in the Draft SEIR, and no further response is necessary. The comment also indicates that comments from responsible or other public agencies are enclosed and responses to those comments are provided in response to those letters.

STATE OF CALIFORNIA

Edmund G. Brown, Jr., Governor

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Boulevard
 West Sacramento, CA 95691
 (916) 373-3715
 (916) 373-5471 – FAX
 e-mail: ds_nahc@pacbell.net

RECEIVED

JUL 12 2013

July 8, 2013

CITY OF LAKE FOREST
 DEVELOPMENT SERVICES DEPT

Ms. Carrie Tai, AICP, Senior Planner

City of Lake Forest

25550 Commercecenter Drive
 Lake Forest, CA 92630

RE: SCH# 2012061063 CEQA Notice of Completion; Subsequent Environmental Impact Report (SEIR) for the "**Portola Center Project**;" located in the City of Lake Forest; Orange; County, California

Dear Ms. Tai:

The Native American Heritage Commission (NAHC) has reviewed the CEQA Notice regarding the above referenced project. In the 1985 Appellate Court decision (170 Cal App 3rd 604), the court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources impacted by proposed projects, including archaeological places of religious significance to Native Americans, and to Native American burial sites.

The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA guidelines 15064.5(b)). To adequately comply with this provision and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

2-1

Contact the appropriate Information Center for a record search to determine :If a part or all of the area of project effect (APE) has been previously surveyed for cultural places(s), The NAHC recommends that known traditional cultural resources recorded on or adjacent to the APE be listed in the draft Environmental Impact Report (DEIR).

If an additional archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey. We suggest that this be coordinated with the NAHC, if possible. The final report containing site forms, site significance, and mitigation measurers should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a

separate confidential addendum, and not be made available for public disclosure pursuant to California Government Code Section 6254.10.

A list of appropriate Native American Contacts for consultation concerning the project site has been provided and is attached to this letter to determine if the proposed active might impinge on any cultural resources. Lack of surface evidence of archeological resources does not preclude their subsurface existence.

Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, pursuant to California Health & Safety Code Section 7050.5 and California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.

Also, CEQA Guidelines Section 21083.2 require documentation and analysis of archaeological items that meet the standard in Section 15064.5 (a)(b)(f). Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans. Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,


Dave Singleton
Program Analyst
(916) 653-6251

CC: State Clearinghouse

Attachment: Native American Contacts list

**Native American Contacts
Orange County
July 8, 2013**

Ti'At Society/Inter-Tribal Council of Pimu
Cindi M. Alvitre, Chairwoman-Manisar
3094 Mace Avenue, Apt. B Gabrielino
Costa Mesa, , CA 92626
calvitre@yahoo.com
(714) 504-2468 Cell

Gabrielino Tongva Nation
Sam Dunlap, Cultural Resources Director
P.O. Box 86908 Gabrielino Tongva
Los Angeles , CA 90086
samdunlap@earthlink.net

(909) 262-9351 - cell

Juaneno Band of Mission Indians Acjachemen Nation
David Belardes, Chairperson
32161 Avenida Los Amigos Juaneno
San Juan Capistrano CA 92675 m
chiefdavidbelardes@yahoo.
(949) 493-4933 - home
(949) 293-8522

Juaneno Band of Mission Indians Acjachemen Nation
Teresa Romero, Chairwoman
31411-A La Matanza Street Juaneno
San Juan Capistrano CA 92675-2674
(949) 488-3484
(949) 488-3294 - FAX
(530) 354-5876 - cell

Tongva Ancestral Territorial Tribal Nation
John Tommy Rosas, Tribal Admin.
Private Address Gabrielino Tongva
tattnlaw@gmail.com
310-570-6567

Gabrielino Tongva Indians of California Tribal Council
Robert F. Dorame, Tribal Chair/Cultural Resources
P.O. Box 490 Gabrielino Tongva
Bellflower , CA 90707
gtongva@verizon.net
562-761-6417 - voice
562-761-6417- fax

Gabrieleno/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693 Gabrielino Tongva
San Gabriel , CA 91778
GTTribalcouncil@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 286-1262 -FAX

Juaneno Band of Mission Indians
Alfred Cruz, Cultural Resources Coordinator
P.O. Box 25628 Juaneno
Santa Ana , CA 92799
alfredgcruz@sbcglobal.net
714-998-0721
714-998-0721 - FAX
714-321-1944 - cell

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

his list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed
SSCH#2012061063; CEQA Notice of Completion; Subsequent Environmental Impact Report (DEIR) for the Portola Center Project;
located in the City of Lake Forest; Orange County, California.

**Native American Contacts
Orange County
July 8, 2013**

United Coalition to Protect Panhe (UCPP)
Rebecca Robles
119 Avenida San Fernando Juaneno
San Clemente CA 92672
rebrobles1@gmail.com
(949) 573-3138

Gabrieleno Band of Mission Indians
Andrew Salas, Chairperson
P.O. Box 393 Gabrielino
Covina , CA 91723
gabrielenoindians@yahoo.
(626) 926-4131

Gabrielino-Tongva Tribe
Bernie Acuna, Co-Chairperson
P.O. Box 180 Gabrielino
Bonsall , CA 92003
(619) 294-6660-work
(310) 428-5690 - cell
(760) 636-0854- FAX
bacuna1@gabrielinotribe.org

Gabrielino-Tongva Tribe
Conrad Acuna,
P.O. Box 180 Gabrielino
Bonsall , CA 92003

760-636-0854 - FAX

Juaneno Band of Mission Indians Acjachemen Nation
Joyce Perry, Representing Tribal Chairperson
4955 Paseo Segovia Juaneno
Irvine , CA 92612
kaamalam@gmail.com
949-293-8522

Gabrielino-Tongva Tribe
Linda Candelaria, Co-Chairperson
P.O. Box 180 Gabrielino
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palmsprings9@yahoo.com
626-676-1184- cell
(760) 636-0854 - FAX

This list is current only as of the date of this document.

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his list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SSCH#2012061063; CEQA Notice of Completion; Subsequent Environmental Impact Report (DEIR) for the Portola Center Project; located in the City of Lake Forest; Orange County, California.



2. RESPONSES TO COMMENTS FROM NATIVE AMERICAN HERITAGE COMMISSION, DATED JULY 8, 2013.

- 2-1 As discussed on page 8-3 of Section 8.0, *Effects Found Not to be Significant*, the proposed project would not result in any new impacts pertaining to causing a substantial adverse change in the significance of a historical resources as defined in CEQA Guidelines Section 15064.5 nor would the project result in new impacts pertaining to the disturbance of any human remains, including those interred outside of formal cemeteries. As discussed in Section 5.2, *Cultural Resources*, of the Draft SEIR, the project has the potential to impact cultural and paleontological resources as a result of site disturbance activities.

As discussed on page 5.2-6 of the Draft SEIR, the Cultural Resources Study included a cultural resource records search from the South Central Coastal Information Center (SCCIC) in order to determine if any known archaeological sites, historic structure locations, or other cultural resources are present in or adjacent to the project site. The Cultural Resources Study also requested that the Native American Heritage Commission (NAHC) conduct a search of its Sacred Lands File to determine if cultural resources important to Native Americans have been recorded within the project area. The archaeological records search results from SCCIC showed that 22 previous surveys have been conducted within one mile of the property, of which 11 involved the project site. The records search also showed that five prehistoric cultural resources have been recorded within the project boundaries (Sites ORA-441, ORA 442, ORA-443, ORA-445, and ORA-446). Additionally, more than 50 previously recorded prehistoric cultural resources and at least three historic resources are located within one mile of the project site. The prehistoric sites primarily consist of artifact scatters containing groundstone tools, flakes, and precision tools, as well as numerous sites that also contain midden soil, scrapers, cores, and hammerstones. All sites noted within and adjacent to the project site have been listed in Section 5.2, *Cultural Resources*, of the Draft SEIR.

As discussed on page 5.2-10 of the Draft SEIR, the project site had been previously studied in 1973, 1977, 1980, and 1986 as part of broader studies for the Portola Hills Community. The survey process from the previous projects was duplicated in order to ensure all resources were identified. For those sites previously recorded, the 2007 study focused upon the evaluation of the sites and an assessment of potential impacts from proposed development. A significance evaluation was conducted from January 24 through 29, 2007. The significance evaluation included a surface collection and subsurface excavations with shovel test pits and test units, which were predominantly negative for the presence of subsurface artifacts or culturally modified soil. Site records were updated to reflect the results of the testing program. Cultural resources were identified within the project site including sites CA-ORA-441, CA-ORA-442, CA-ORA-443, CA-ORA-445, and CA-ORA-446; refer to the Cultural Resources Study located in Appendix 11.2 of the Draft SEIR for detailed descriptions of the results of the field investigations and testing.

In August 2011, the entire northern portion of the project site was resurveyed to verify the results of previous studies. Overall, a high amount of waist-high brush and dense grasses and weeds across all project alignments resulted in moderate to poor ground visibility (approximately 50 to 35 percent). The graded portions of the properties (dirt roads and pads) contained less dense ground coverage (permitting from 95 to 70 percent ground



visibility). Those portions of the properties with drainages and areas of relatively flat land were intensively surveyed using five to 10 meter transects depending on the terrain. All of the previously recorded sites were relocated. However, no additional cultural resources (features, soils, or artifacts) were identified within the boundaries of the project site. The drainages, animal burrow backdirt, and areas of native vegetation were all closely inspected for evidence of prehistoric activity with none observed.

As discussed on page 5.2-26 of the Draft SEIR, and as concluded in the Opportunities Study Area Program Environmental Impact Report (OSA PEIR) and verified by the Cultural Resources Study, the potential exists for previously undetected subsurface archaeological resources to be encountered during ground-disturbing activities. Dense vegetation or erosional soils may be masking or covering archaeological sites that would be exposed during grading. Project development could cause a substantial adverse change in the significance of an archaeological resource through inadvertent damage or destruction. The project would be subject to compliance with OSA PEIR Mitigation Measure 3.5-1, as modified, which requires monitoring during all ground-disturbing activities within the project boundaries and specifies the necessary measures, in the event historical resources or unique archaeological resources are discovered. Although OSA PEIR Mitigation Measure 3.5-1 has been modified, the overall intent of the mitigation measure remains unchanged. Modifications to OSA PEIR Mitigation Measure 3.5-1 include removal of the need for a site survey, records search, and further examination to assess the significance of resources, as a Cultural Resources Study of the project site has been conducted, in compliance with OSA PEIR Mitigation Measure 3.5-1. The Cultural Resources Study conducted a records search, pedestrian survey, and an archaeological testing and significance evaluation program for five prehistoric cultural resources located within the project area. Additionally, more detailed requirements of the grading monitoring program and required actions in the event resources are discovered have been added to OSA PEIR Mitigation Measure 3.5-1 in order to provide specific measures for the protection of potentially undiscovered archaeological resources. Incorporation of OSA PEIR Mitigation Measure 3.5-1, as modified, and OSA PEIR Mitigation Measure 3.5-2 through Mitigation Measure 3.5-4 would ensure project implementation would not cause a substantial adverse change in the significance of an archaeological resource. Impacts would be less than significant in this regard.

The Draft SEIR determined that no unavoidable significant archeological-related impacts would result following implementation of the OSA PEIR Mitigation Measures 3.5-1 through 3.5-4, as referenced clarified in Section 5.2, *Cultural Resources*.



DEPARTMENT OF CONSERVATION

DIVISION OF OIL, GAS AND GEOTHERMAL RESOURCES

5816 Corporate Avenue • Suite 200 • CYPRESS, CALIFORNIA, 90630-4731

PHONE 714 / 816-6847 • FAX 714 / 816-6853 • WEBSITE conservation.ca.gov

August 1, 2013

RECEIVED

AUG 05 2013

CITY OF LAKE FOREST
DEVELOPMENT SERVICES DEPT

Ms. Carrie Tai, Senior Planner
City of Lake Forest Development Services Department
25550 Commercentre Drive, Suite 100
Lake Forest, CA 92630

Dear Ms. Tai:

DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE PORTOLA CENTER AREA PLAN AND TENTATIVE TRACT MAPS, CITY OF LAKE FOREST, ORANGE COUNTY, CA

The Department of Conservation's Division of Oil, Gas, and Geothermal Resources (Division), Cypress office, has reviewed the above referenced project. Our comments are as follows.

Your proposed project is located within the administrative boundaries of Orange County. There is one abandoned well adjacent to your proposed project. Well "Glenn Ranch 2" 1 (059-00974) is mapped 200 feet west of the project boundary, 800 feet south of Glenn Ranch Road, parallel and west of the project boundary. This well is located on Division map W1-4 and in Division records.

The Division is mandated by Section 3106 of the Public Resources Code (PRC) to supervise the drilling, operation, maintenance, and plugging and abandonment of wells for the purpose of preventing: (1) damage to life, health, property, and natural resources; (2) damage to underground and surface waters suitable for irrigation or domestic use; (3) loss of oil, gas, or reservoir energy; and (4) damage to oil and gas deposits by infiltrating water and other causes. Furthermore, the PRC vests in the State Oil and Gas Supervisor (Supervisor) the authority to regulate the manner of drilling, operation, maintenance, and abandonment of oil and gas wells so as to conserve, protect, and prevent waste of these resources, while at the same time encouraging operators to apply viable methods for the purpose of increasing the ultimate recovery of oil and gas.

The scope and content of information that is germane to the Division's responsibility are contained in Section 3000 et seq. of the Public Resources Code (PRC), and administrative regulations under Title 14, Division 2, Chapter 4 of the California Code of Regulations.

3-1

If any structure is to be located over or in the proximity of a previously plugged and abandoned well, the well may need to be plugged to current Division specifications. Section 3208.1 of the Public Resources Code (PRC) authorizes the State Oil and Gas Supervisor (Supervisor) to order the reabandonment of any previously plugged and abandoned well when construction of any structure over or in the proximity of the well could result in a hazard.

An operator must have a bond on file with the Division before certain well operations are allowed to begin. The purpose of the bond is to secure the state against all losses, charges, and expenses incurred by it to obtain such compliance by the principal named in the bond. The operator must also designate an agent, residing in the state, to receive and accept service of all orders, notices, and processes of the Supervisor or any court of law.

Written approval from the Supervisor is required prior to changing the physical condition of any well. The operator's notice of intent (notice) to perform any well operation is reviewed on engineering and geological basis. For new wells and the altering of existing wells, approval of the proposal depends primarily on the following: protecting all subsurface hydrocarbons and fresh waters; protection of the environment; using adequate blowout prevention equipment; and utilizing approved drilling and cementing techniques.

The Division must be notified to witness or inspect all operations specified in the approval of any notice. This includes tests and inspections of blowout-prevention equipment, reservoir and freshwater protection measures, and well-plugging operations.

The Division recommends that adequate safety measures be taken by the project manager to prevent people from gaining unauthorized access to oilfield equipment. Safety shut-down devices on wells and other oilfield equipment must be considered when appropriate.

If any plugged and abandoned or unrecorded wells are damaged or uncovered during excavation or grading, remedial plugging operations may be required. If such damage or discovery occurs, the Division's Cypress district office must be contacted to obtain information on the requirements for and approval to perform remedial operations.

Sincerely,



Kathleen M. Andrews
Associate Oil & Gas Engineer - Facilities



3. RESPONSES TO COMMENTS FROM CALIFORNIA DEPARTMENT OF CONSERVATION, DATED AUGUST 5, 2013.

- 3-1 According to the Phase I Environmental Site Assessment (prepared by Anchor Environmental Consultants, Inc. and contained within Appendix 11.1 of the Draft SEIR) one plugged oil well (“Glenn Ranch 2” 1 API 05900974) is present off-site on the Southern California Edison Transmission Corridor Property approximately 200 feet southwest and downgradient of the project site and approximately 500 feet southwest and downgradient from the nearest structure. Neither the underlying fee nor the easement across the well property is owned by the project applicant, nor has the project applicant operated the well at any time. The proposed project would not impact the well or impede or prevent access to it.

Under Public Resources Code section 3208.1(a)(2), a property owner (where the well is located) is responsible for the reabandonment of a well if (1) the well operator had properly plugged and abandoned the well under regulations at the time, (2) construction over or near the well would prevent or impede access to the well, and (3) the property owner, developer, or local permitting agency failed to obtain an opinion from the Department of Conservation regarding the need to reabandon the well. For this Project, at least two of the three requirements are not met.

For the purposes of this response, it is assumed that well “Glenn Ranch 2” 1 API 05900974 was plugged and abandoned consistent with the regulations existing at the time.

As to the second requirement, neither the construction nor the operational phase of the project would prevent or impede access to the well, nor is the construction of the project “over or near the well.” The well is located on property not owned by the project applicant and no aspect of construction or construction staging would take place on the same property as the well. As stated in the Phase I Environmental Site Assessment, the well is located at approximately 200 feet southwest and downgradient of the project site and approximately 500 feet southwest and downgradient from the nearest structure. Once completed, no aspect of the proposed project would be on the same property as the well and access to the well would remain unimpeded.

Regarding the third requirement, because the City, as the local permitting agency, does not believe that construction over or near the well would prevent impede access to the well, the City further believes that an opinion from the Department of Conservation regarding re-abandonment of the well is unwarranted.

Under Public Resources Code section 3208.1(a)(3), if a well had been plugged and abandoned under regulations at the time, and some party other than the well operator has disturbed the integrity of the abandonment in the course of developing the property and the Department of Conservation can identify the party causing the disturbance, that party is responsible for the re-abandonment of the well.

For this project, the construction and operation has been designed in such a manner that no impacts to the integrity of the well would occur. Project construction would not occur on the same property as the well but instead would be restricted to occur within the boundaries



of the project site boundaries and on other limited designated sites (e.g., existing streets and roadways). Moreover, the well is located approximately 200 feet southwest and downgradient of the project site and approximately 500 feet southwest and downgradient from the nearest structure.

Finally, by way of example and further explanation, the City exempts applicants for certain grading permits when the applicant's proposed project complies with Orange County's adopted regulations for oil well construction. (Lake Forest Municipal Code § 8.30.030(B)(11).) The Orange County Code provides that no dwelling for human occupancy shall be erected within 150 feet of a well not abandoned, no building for assemblage be erected within 300 of a well not abandoned, and no well may be dug within 150 feet of the outer boundary line of a property. (Orange County Municipal Code § 7-8-34(a)(2) &(3).) Although these regulations are not applicable as the well is abandoned, the proposed project is consistent with these safety requirements because the well is located approximately 200 feet southwest and downgradient of the project site and approximately 500 feet southwest and downgradient from the nearest structure.



City of Mission Viejo

Community Development Department

Rhonda Reardon
Mayor

Trish Kelley
Mayor Pro Tem

Dave Leckness
Council Member

Cathy Schlicht
Council Member

Frank Ury
Council Member

August 5, 2013

Carrie Tai, AICP
Senior Planner
City of Lake Forest
25550 Commercenter Drive, Suite 100
Lake Forest, CA 92630
(949) 461-3466

REF: Notice of Availability of Draft Subsequent Environmental Impact Report (DSEIR) for the Proposed Portola Center Area Plan and Tentative Tract Maps.

Dear Ms. Tai:

Thank you for the opportunity to review the referenced Notice of Availability of a Draft Subsequent Environmental Impact Report (DSEIR) for the Proposed Portola Center Area Plan and Tentative Tract Maps. Staff has reviewed the DSEIR and provides comments in the attached memorandum.

Please feel from to call me at (949) 470-3025, or the City's Traffic Engineer, Philip Nitollama, directly at (949) 470-3069 in the event you would like clarification or to discuss the traffic-related comments further.

I thank you in advance for your consideration of the City's comments.

Sincerely,

A handwritten signature in black ink that reads "Charles E. Wilson".

Charles E. Wilson, AICP
Director of Community of Community Development

cc: Elaine Lister, Planning Manager
Philip Nitollama, Traffic Engineer

Attachment



City of Mission Viejo

Memorandum

Date: July 26, 2013

To: Elaine Lister, Senior Planner

From: Philip Nitollama, Traffic Engineer

Subject: **Comments for the Draft Subsequent Environmental Impact Report (DSEIR) for the Portola Center Area Plan and Tentative Tract Maps**

In review of the Draft Subsequent Environmental Impact Report (DSEIR) for the Portola Center Area Plan and Tentative Tract Maps dated June 28, 2013, the City of Mission Viejo Transportation Staff has the following comments:

1) The Traffic Study (Appendix 11.5) shall include project trip distribution exhibits which illustrate the direction and percentage of project traffic that is impacting each study area intersection. Project trip distribution exhibits shall be illustrated for each planning area. Furthermore, the Traffic Study shall address the basis for the project trip distribution as well as any discounted project trip generation (internal capture) which was not allocated onto the existing roadway infrastructure.

4-1

2) Please provide a roadway segment level-of-service analysis along El Toro Road between Marguerite Parkway to Glenn Ranch Road for each traffic scenario analysis (Existing, Near-Term & Buildout). Figure 3-1 illustrates El Toro Road as a 5-lane roadway with a median. However, El Toro Road has two right-turn trap lanes which diminishes the eastbound through movement along the roadway from 3 lanes to 1 lane. Please reflect the lane reduction in the roadway segment analysis.

4-2

3) For the Near-Term (Year 2015 With & Without Project) Peak Hour Traffic Conditions Analysis, the traffic study summarizes that the following intersection (which is located within Mission Viejo) is anticipated to be operating at an unacceptable level of service:

- Los Alisos Blvd and Santa Margarita Pkwy (Unacceptable LOS "E")

4-3

Although "the proposed project is not considered to have a significant impact at these intersections since the increases in delay would not exceed the significance threshold," the City of Mission Viejo is requesting the traffic study to provide detailed improvements at this intersection location to be included in this report. What improvements will mitigate these impacts to a level of insignificance? These two arterials are already constructed to its ultimate width per the Master Plan of Arterial Highways (MPAH). When was the last LAFT update?

- 4) How long does construction of the project last? The City of Mission Viejo wants to participate during the Construction Traffic Management Plan process and review the proposed TMP plans prior to implementation.

4-4



4. RESPONSES TO COMMENTS FROM CITY OF MISSION VIEJO, DATED AUGUST 5, 2013.

4-1 Attachment A of this response contains the trip distribution exhibits for the proposed project. The traffic analysis did not account for any trip reductions such as internal or passby trip capture and is considered to be a conservative approach. It should be noted that the traffic impact analysis did not include reductions for internal capture or pass-by trips. Furthermore, the analysis did not include reductions for internal capture or pass-by trips. Therefore, the analysis constitutes a worst-case evaluation of trip distribution.

4-2 Although not required for the proposed project, a roadway segment Level of Service (LOS) analysis has been prepared for the El Toro Road segment between Marguerite Parkway and Glenn Ranch Road for each scenario analyzed in the Draft EIR traffic study. The analysis concluded that all segments would function at an acceptable LOS under all scenarios. The results of the analysis are included as Attachment B of this response. As shown in Attachment B, the segment between Wandering Trails and Glenn Ranch Road was reduced from 3 lanes to 1 lane to account for the 2 right-turn drop lanes, resulting in an overall 3-lane cross section. The capacity was reduced to reflect this condition.

4-3 The OSA PEIR evaluated 39 intersections, as well as 31 additional intersections in an Extended Study Area. According to the OSA PEIR, seventeen study intersections would experience significant traffic impacts. Of those seventeen study intersections, three border the City of Mission Viejo. The significantly impacted intersections were identified for inclusion within the Lake Forest Transportation Mitigation Program (LFTM Program), which requires mitigation. Developers with projects within the OSA pay an impact fee to fund mitigation improvements to the impacted intersections.

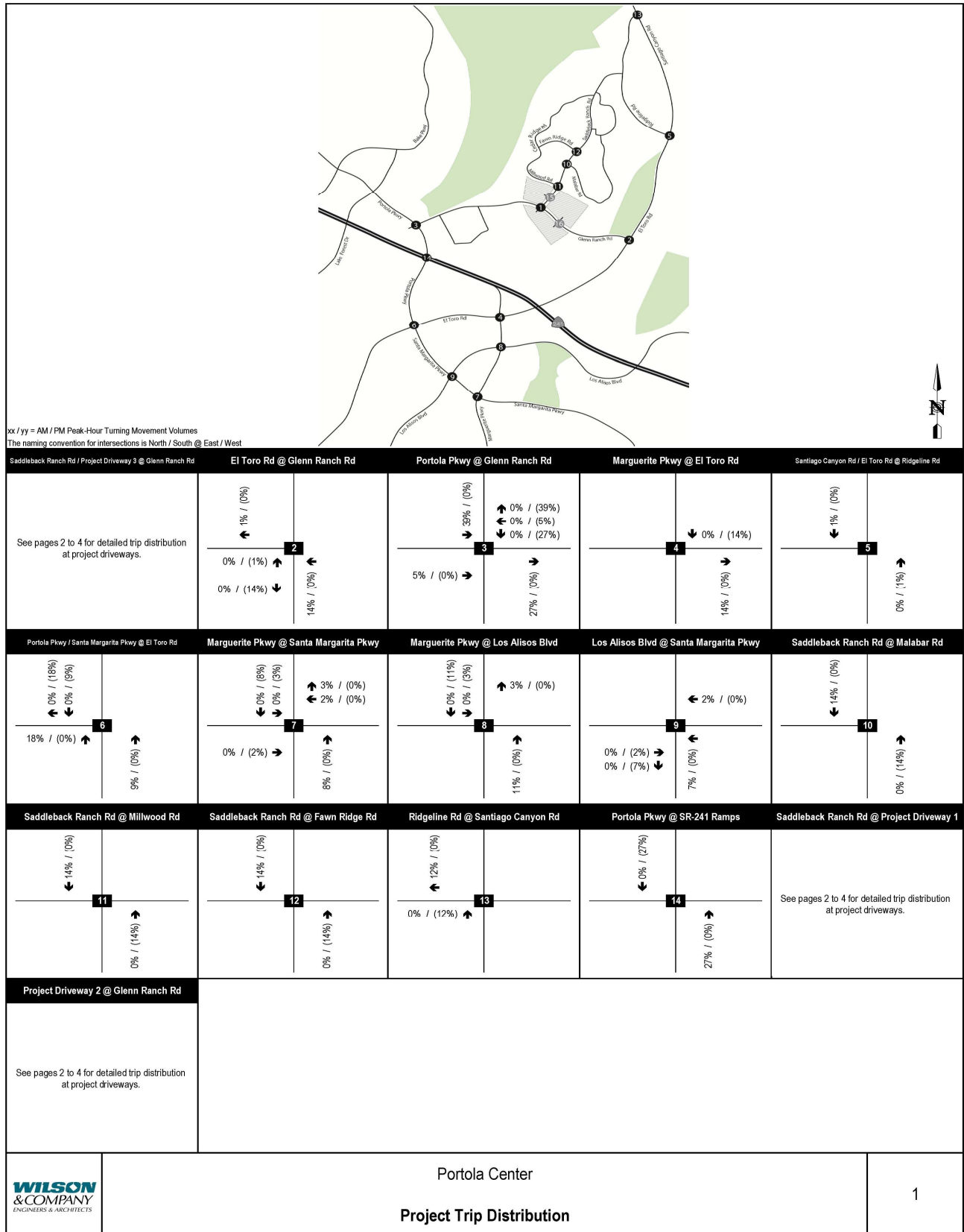
The LFTM Program requires analysis of intersections within each of the OSA sites as part of project-level review. Additionally, the LFTM Program requires that the site-specific traffic studies analyze a specific list of eighteen intersections (called “secondary improvements”) at the project level. Seven intersections were specified for the Portola Center applicant to study as part of the project level traffic study. One of those intersections was Los Alisos Boulevard at Santa Margarita Parkway.

The Portola Center Draft SEIR traffic analysis concluded that the proposed project would not result in a significant impact at the Los Alisos Boulevard/Santa Margarita Parkway intersection. The comment requests the traffic analysis identify improvements that would mitigate an existing condition at this intersection to a level of insignificance. CEQA does not require a project to mitigate an existing condition; nor is it typical to identify improvements at locations where the proposed project would not result in a significant impact. Thus, improvements to mitigate the existing condition are not proposed.

4-4 It is anticipated that construction for complete buildout of the Portola Center Project will take approximately four years. A Construction Management Plan that addresses traffic will be developed and provided to the City of Mission Viejo for review.

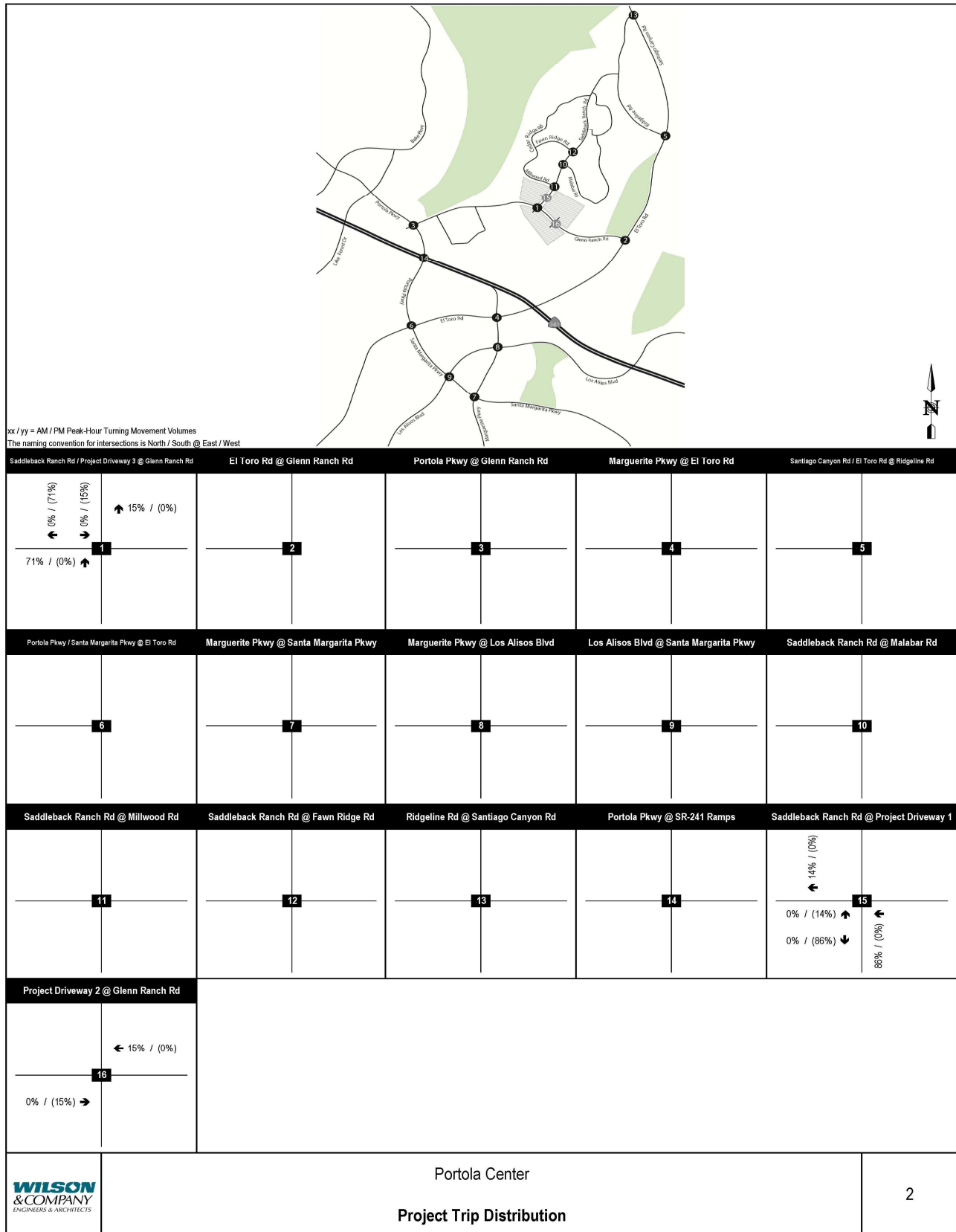


Attachment A



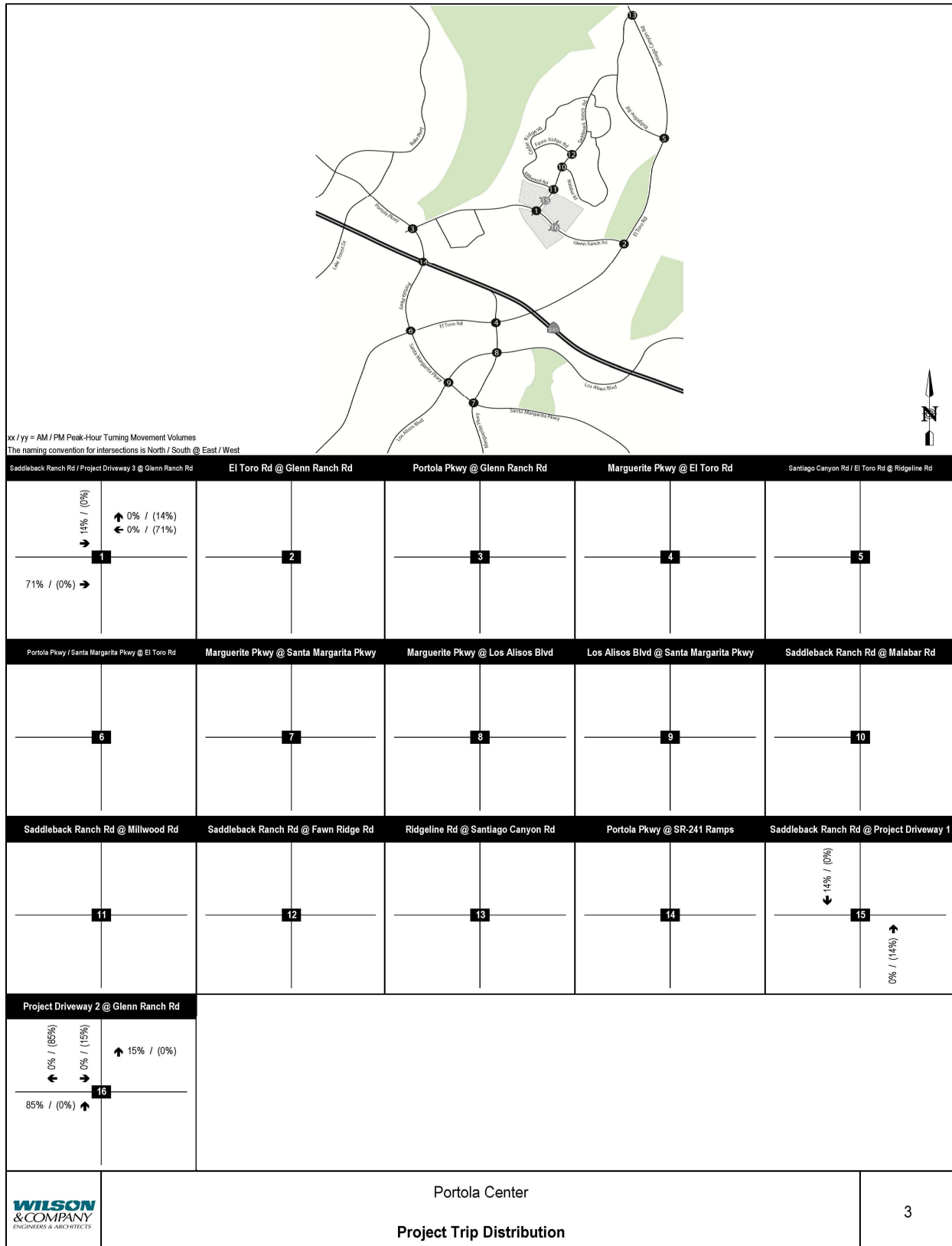


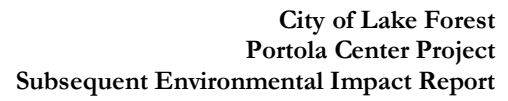
Attachment A





Attachment A





xx / yy = AM / PM Peak-Hour Turning Movement Volumes
 The naming convention for intersections is North / South @ East / West

Saddleback Ranch Rd / Project Driveway 3 @ Glenn Ranch Rd	El Toro Rd @ Glenn Ranch Rd	Portola Pkwy @ Glenn Ranch Rd	Marguerite Pkwy @ El Toro Rd	Santiago Canyon Rd / El Toro Rd @ Ridgeline Rd
<p>7% / (0%) 7% / (0%) 1</p> <p>35% / (0%) → 36% / (0%) ↓</p> <p>0% / (35%) ← 0% / (7%) ↑ 0% / (7%) ↓ 0% / (0%) →</p>	2	3	4	5
Portola Pkwy / Santa Margarita Pkwy @ El Toro Rd	Marguerite Pkwy @ Santa Margarita Pkwy	Marguerite Pkwy @ Los Alisos Blvd	Los Alisos Blvd @ Santa Margarita Pkwy	Saddleback Ranch Rd @ Malabar Rd
6	7	8	9	10
Saddleback Ranch Rd @ Millwood Rd	Saddleback Ranch Rd @ Fawn Ridge Rd	Ridgeline Rd @ Santiago Canyon Rd	Portola Pkwy @ SR-241 Ramps	Saddleback Ranch Rd @ Project Driveway 1
11	12	13	14	<p>14% / (0%) 14% / (0%) 15</p> <p>0% / (14%) ↑</p>
Project Driveway 2 @ Glenn Ranch Rd				
<p>7% / (0%) 8% / (0%) 16</p> <p>0% / (7%) → 42% / (0%) ↓</p> <p>0% / (42%) ← 0% / (8%) ↓</p>				

Portola Center

Project Trip Distribution

4

WILSON & COMPANY
ENGINEERS & ARCHITECTS



Attachment B

Roadway Segment Analysis
El Toro Rd Between Marguerite Pkwy and Glenn Ranch Rd

Roadway Segment	Classification	LOS E Capacity (a)	ADT (b)	v/c Ratio	LOS
EXISTING CONDITIONS					
El Toro Rd					
Marguerite Pkwy to Painted Trails	5 Lanes Major Divided	46,900(c)	12,400	0.26	A
Painted Trails to Wandering Trails	4 Lanes Primary Divided	37,500	12,400	0.33	A
Wandering Trails to Glenn Ranch Rd	3 Lanes Primary Divided	28,100(d)	12,400	0.44	A
EXISTING PLUS PROJECT CONDITIONS					
El Toro Rd					
Marguerite Pkwy to Painted Trails	5 Lanes Major Divided	46,900(c)	13,900	0.30	A
Painted Trails to Wandering Trails	4 Lanes Primary Divided	37,500(c)	13,900	0.37	A
Wandering Trails to Glenn Ranch Rd	3 Lanes Primary Divided	28,100(d)	13,900	0.50	A
NEAR TERM YEAR 2015 BASELINE CONDITIONS					
El Toro Rd					
Marguerite Pkwy to Painted Trails	5 Lanes Major Divided	46,900(c)	16,000	0.34	A
Painted Trails to Wandering Trails	4 Lanes Primary Divided	37,500	16,000	0.43	A
Wandering Trails to Glenn Ranch Rd	3 Lanes Primary Divided	28,100(d)	16,000	0.57	A
NEAR TERM YEAR 2015 PLUS PROJECT CONDITIONS					
El Toro Rd					
Marguerite Pkwy to Painted Trails	5 Lanes Major Divided	46,900(c)	17,000	0.36	A
Painted Trails to Wandering Trails	4 Lanes Primary Divided	37,500	17,000	0.45	A
Wandering Trails to Glenn Ranch Rd	3 Lanes Primary Divided	28,100(d)	17,000	0.61	B
BUILDOUT YEAR 2030 BASELINE CONDITIONS					
El Toro Rd					
Marguerite Pkwy to Painted Trails	5 Lanes Major Divided	46,900(c)	24,000	0.51	A
Painted Trails to Wandering Trails	4 Lanes Primary Divided	37,500	24,000	0.64	B
Wandering Trails to Glenn Ranch Rd	3 Lanes Primary Divided	28,100(d)	24,000	0.85	D
BUILDOUT YEAR 2030 PLUS PROJECT CONDITIONS					
El Toro Rd					
Marguerite Pkwy to Painted Trails	5 Lanes Major Divided	46,900(c)	24,000	0.51	A
Painted Trails to Wandering Trails	4 Lanes Primary Divided	37,500	24,000	0.64	B
Wandering Trails to Glenn Ranch Rd	3 Lanes Primary Divided	28,100(d)	24,000	0.85	D

Notes:

Bold values indicate roadway segments operating at LOS E or F.

(a) The roadway capacities were based on the *Guidance for Administration of the Orange County Master Plan of Arterial Highways, October 22, 2012*.

(b) The ADT volumes for the various scenarios were based on the *Portola Center Traffic Study, dated January 2013*.

(c) The modified LOS E capacity for a 5-lane, divided roadway based on the following $[(56,300/6) \times 5 = 46,900]$.

(d) The modified LOS E capacity for a 3-lane, divided roadway based on the following $[(37,500/3) \times 5 = 28,100]$.

RECEIVED

AUG 08 2013

CITY OF LAKE FOREST
DEVELOPMENT SERVICES DEPT**IRVINE RANCH WATER DISTRICT**

15600 Sand Canyon Ave., P.O. Box 57000, Irvine, CA 92619-7000 (949) 453-5300

August 7, 2013

Ms. Carrie Tai
Senior Planner
City of Lake Forest
25550 Commercentre Drive, Suite 100
Lake Forest, CA 92630

Re: Draft Subsequent Environmental Impact Report (DSEIR) for the Portola Center Area Plan and Tentative Tract Maps

Dear Ms. Tai:

Irvine Ranch Water District (IRWD) has received the City of Lake Forest's Notice of Availability on the Draft Subsequent Environmental Impact Report (DSEIR) for the Portola Center Area Plan and Tentative Tract Maps in the City of Lake Forest and offers the following comment.

The Portola Center Project's domestic water, recycled water, and sewer facilities shall be consistent with the facility requirements identified in IRWD's 2010 Lake Forest SAMP, or in any subsequent SAMP updates.

5-1

IRWD appreciates the opportunity to review and comment on the DSEIR. If you have any questions or require additional information, please contact me at (949) 453-5326.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jo Ann Corey".

Jo Ann Corey
Engineering Technician III
IRWD Water Resources and Environmental Compliance

JAC/clg

cc: Mike Hoolihan, IRWD
Barkev Meserlian, IRWD



5. RESPONSES TO COMMENTS FROM IRVINE RANCH WATER DISTRICT, DATED AUGUST 7, 2013.

- 5-1 This comment is acknowledged. As noted in Appendix 11.1, *Modified Initial Study and Notice of Preparation*, the Portola Center Project is within the Glenn Ranch Road Sub-area Master Plan for water facilities and Water Improvement District No. 188 which would be utilized to provide service to the new development. Existing 10", 12" and 16" water mains are located in Glenn Ranch Road and 10" and 16" water mains exist in Saddleback Ranch Road. These existing water mains would be utilized to provide flows to the project's internal water distribution system. Sewage collection and treatment is provided by the Irvine Ranch Water District and the Santa Margarita Water District. The plan area is within the Glenn Ranch Sub-area Master Plan for sewer facilities and Sewer Improvement District No. 288 which would be utilized to provide service to the proposed project.

The developer will be responsible for the construction of all project related water facilities, as well as the on-site sewage system, and each of the facilities will be consistent with the current IRWD water district standards, as well as the Irvine Ranch Water District's 2010 Lake Forest Sub Area Master Plan (SAMP), or any subsequent SAMP updates.



Ignacio G. Ochoa, P.E., Interim Director
300 N. Flower Street
Santa Ana, CA 92703

P.O. Box 4048
Santa Ana, CA 92702-4048

Telephone: (714) 667-8800
Fax: (714) 967-0896

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NCL-13-028

AUG 12 2013

August 7, 2013

CITY OF LAKE FOREST
DEVELOPMENT SERVICES DEPT

Ms. Carrie Tai, AICP
City of Lake Forest
25550 Commercentre Drive, Suite 100
Lake Forest, California 92630

SUBJECT: Notice of Availability Draft Subsequent Environmental Impact Report (DSEIR) for the Portola Center Area Plan and Tentative Tract Maps

Dear Ms. Tai:

The County of Orange has reviewed the Notice of Availability Draft Subsequent Environmental Impact Report (DSEIR) for the Portola Center Area Plan and Tentative Tract Maps, and, offers the following comments.

Environmental Resources:

- 1) On Page 5.4-1, "Hydrology and Drainage Conditions," OC Watersheds uses slightly different area totals for the Aliso Creek (34.9 square miles) and San Diego Creek Watershed (119.2 square miles). 6-1

- 2) On Page 5.4-10 Section 5.4.1 "Existing Storm Water Quality Conditions," first paragraph text should be revised to include Aliso Beach as an impaired water body for the watershed. Revisions would include: 6-2
 - "Which has listed Aliso Creek, Aliso Creek Mouth and Aliso Beach on the 303(d) list of impaired water bodies."
 - "Pollutants affecting Aliso Creek Mouth and Aliso Beach are indicator bacteria."
 - In 2010 the San Diego RWQCB adopted TMDLs for indicator bacteria for impaired beaches and creeks in the San Diego region including those within the Aliso Creek Watershed.

Additional discussion should also be provided of the Newport Bay Watershed TMDLs.

The last sentence under, "Existing Storm Water Quality Conditions," should be expanded to refer to Pages 5.4-14 and 15, which provide far more detail on defining "Environmentally Sensitive Areas."

6-2

- 3) On Page 5.4-10 Section 5.4.1, "Beneficial Uses," Aliso Creek and Aliso Creek Mouth are currently identified as having "Potential" REC1 beneficial uses.

6-3

- 4) On Page 5.4-14 Section 5.4.2, Orange County Public Works, additional language should be included referencing the watershed bacteria TMDL. Suggested additions are: Pursuant to San Diego RWQCB Resolution No. R9-2010-0001 (Amending the Water Quality Control Plan for the San Diego Basin (9) to Incorporate Revised Total Maximum Daily Loads for Indicator Bacteria – Beaches and Creeks in the San Diego Region), the County of Orange and watershed cities of Aliso Viejo, Laguna Beach, Laguna Hills, Laguna Niguel, Laguna Woods, Lake Forest and Mission Viejo developed an Aliso Creek Watershed Comprehensive Load Reduction Plan (CLRP) to address indicator bacteria impaired segments and other watershed 303(d) listings. This plan was submitted to the San Diego RWQCB on October 4, 2012 and included a list of existing and proposed BMPs, special studies, and planned development and re-development projects to consider as part of pollutant load reduction planning. The Portola Center Project was not considered as part of the CLRP. As the CLRP is based upon developed jurisdictional area within the watershed, pollutant loads for the proposed project need to be considered as part of future load reduction planning for the City of Lake Forest and as part of the final project WQMP.

6-4

- 5) On Page 5.4-15 Section 5.4.2, "Environmentally Sensitive Areas," should be revised to be consistent with "Existing Storm Water Quality Conditions" section. Suggested revisions are: "The 2010 303(d) list identifies impairments in Aliso Creek for indicator bacteria, phosphorus, selenium, total nitrogen as N, and toxicity, which characterize Aliso Creek as an ESA."

6-5

- 6) On Page 5.4-19, Section 5.4.4, "Overview of OSA PEIR Hydrology and Water Quality Analysis," it states that the, "OSA PEIR concluded that despite implementation of OSA PEIR Mitigation Measures 3.8-1 through 3.8-4, the proposed OSA project impacts on water quality would remain significant and unavoidable for pesticides," whereas the current EIR, on Page 5.4-30, concludes essentially the opposite, that compliance with the Final WQMP, when approved, and the same Measures 3.8-2 and 3.8-4, reduces pesticide impacts to a level of insignificance.

6-6

Since Aliso Creek is listed for toxicity and San Diego Creek is listed for toxicity and pesticides, the beneficial uses of these creeks should be presumed to be significantly impacted under post-construction conditions for pesticides, in the absence of new definitive evidence being brought forth since the original EIR. Section 5.4.4 should be revised accordingly, to clarify impacts.

On Page 5.4-18, the second sentence in the second paragraph seems fragmented and should be clarified.

- 7) On Page 5.4-20, the second sentence under "Preliminary Detention/Hydromodification and Water Quality Facilities" is not entirely accurate by detailed comparison to the Tract Water Quality Management Plans. It is recommended to be reworded to, "The project would include

6-7

10 new underground detention basins, 7 of the 10 with underground water quality treatment (these 7 are concrete vaults with modular wetlands incorporated), and one new above ground open basin (i.e., an above-ground earthen combination hydromodification, retention and water quality treatment basin), in order to treat and/or reduce the runoff associated with the proposed project.” This revised description was confirmed with Dan Gerken of Hunsaker and Associates, the WQMP preparer, as being more precise.

6-7

- 8) On Page 5.4-28, in the next-to-last paragraph, there is reference to “eight underground flow-through hydromodification/water quality (HYD/WQ) chambers.” On Page 48 of the WQMP for Tract 15353, there are maintenance references to Basins 1, 3, 4, 5, 7A, 8A and 8B. Page 22 reads “7-underground flow-through Hydromodification/Water Quality (HYD/WQ) chambers,” as shown on the chart on WQMP Page 39. The different number of basins should be reconciled.

6-8

- 9) On Pages 5.4-29 and 30 Section 5.4.5, “Pollutants of Concern,” should be revised to include “nutrients” and all other Newport Bay Watershed 303(d) listed pollutants, as primary pollutants of concern. In addition, finding that the “post-construction water quality impacts associated with the proposed project would be reduced to a less than significant level,” is inconsistent with the previous EIR statements that project impacts on water quality would remain significant and unavoidable for pesticides. The findings should be revised, accordingly.

6-9

On Page 5.4-29, in the second sentence under “Downstream Channels and Habitat Integrity,” should be revised to “project site does not contain or discharge directly to any Environmentally Sensitive Areas or Areas of Special Biological Significance (see Page 5.4-14).” Page 15 of the WQMP for Tract 15353, also supports such a reading.

- 10) On Page 5.4-32, “Implementation of the proposed project and other related cumulative projects would not substantially degrade or impair surface water quality,” is not consistent with the previous EIR’s conclusion the project was determined to, individually, have a significant water quality impact related to pesticides. The analysis should be clarified and revised accordingly.

6-10

Flood/SAR/Trails:

Page 5.5-39, TRA 7

Mitigation Measure TRA-3 requires a pedestrian/equestrian push button be installed on the signal mast arm poles at the northwest and northeast corners of the Saddleback Ranch Road and Glenn Ranch Road. The County previously installed horse-height buttons at the northwest and northeast corners of these intersections. It is not clear if the proposed buttons are in addition to the existing buttons. Please explain.

6-11

The existing horse-height buttons are placed at locations both convenient and safer for the mounted equestrian rider. Riders currently activate the crossing button while remaining mounted and set back from the intersection and away from traffic. The County requests that the existing, standalone, horse-height buttons remain at their current location. The County supports the addition of 2 new buttons to facilitate equestrian movement into the project.

A similar comment may apply to Page 5.5-40 under "Additional Mitigation Measures" TRA-3.

6-11

Page 5.5-39

The fourth paragraph, last sentence, states:

1. "Class II bicycle trails would be located along Glenn Ranch Road and Saddleback Ranch Road."
2. To avoid confusing natural-surface riding and hiking trails with on-road cycling, please re-write the sentence to read, "Class II, on-road, bike lanes would be located along Glenn Ranch Road and Saddleback Ranch Road."

6-12

Page 5.5-40

The first paragraph, last sentence makes reference to a variety of proposed trail enhancements for the Aliso-Serrano Regional Riding and Hiking (dirt) Trail. Enhancements include landscaping, fencing, and a decorative block wall. The County would like to review the proposed improvement plan for the trail to ensure the existing width is not reduced.

6-13

Regional trails, particularly in the urban setting, need a minimum of 10' of useable trail tread (the actual riding surface). Where possible the County strives to also provide 3' of parallel dirt (or stabilized decomposed granite) shoulders with grades not exceeding 4:1.

6-14

The County also asks the City to consider using the existing wood rail and post fence design, where rails are bolted to the posts, for ease of replacement.

The second paragraph, middle sentence, reads:

"Another trail connection would be provided in the South Planning Area for a future connection to the Aliso Creek Riding and Hiking Trail located within the existing Aliso Creek corridor to the southeast of the project site."

6-15

The sentence likely refers to the Aliso Creek Class I (paved, off-road) Bikeway and not the Aliso Creek Regional Riding and Hiking Trail (a dirt trail planned parallel to the bikeway). If the sentence refers to the paved bikeway, please replace the word "trail" with the word "bikeway" to avoid confusion.

General Comment

The project is fully encircled by 3 Regional trails and one Class I (Paved, off-road) Bikeway. The Aliso-Serrano Trail and the Edison Trail connect to the Limestone-Whiting Wilderness Park, while the nearby Live Oak Canyon Trail links users to O'Neill Regional Park. The Aliso Creek Class I Bikeway is open to the entrance of Wood Canyon in Aliso and Wood Canyons Wilderness Park, while the future Aliso Creek Riding and Hiking Trail offers users a soft surface for walking, jogging, running and mountain bicycle riding. The County encourages the project to make as many connections to these routes as possible. As part of these connections, consider providing wayfinding signage near locations where project trails and bikeways join the regional networks.

6-16

If you have any questions or need clarification please do not hesitate to call me at (714) 667-3211.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Polin Modanlou', with a stylized, flowing script.

Polin Modanlou, Manager
Strategic Land Planning Division
OC Public Works/OC Planning Services
300 North Flower Street
Santa Ana, California 92702-4048
Polin.Modanlou@ocpw.ocgov.com

cc: Chris Crompton, Manager/OC Public Works/Environmental Resources
Jeff Dickman, OC Public Works/Flood/SAR/Trails



6. RESPONSES TO COMMENTS FROM ORANGE COUNTY PUBLIC WORKS, DATED AUGUST 7, 2013.

- 6-1 Draft SEIR page 5.4-1 of Section 5.4, *Hydrology and Water Quality* will be revised, as follows (refer to Section 3.0, *Errata*, of this Final SEIR):

The San Diego Creek Watershed covers ~~442.2~~ 119.2 square miles in central Orange County. Its main tributary, San Diego Creek, drains into Upper Newport Bay. Smaller tributaries include Serrano Creek, Borrego Canyon Wash, Agua Chinon Wash, Bee Canyon Wash, Peters Canyon Wash, Sand Canyon Wash, Bonita Canyon Creek, and the Santa Ana Delhi Channel.

- 6-2 Draft SEIR page 5.4-10 will be revised, as follows (refer to Section 3.0, *Errata*, of this Final SEIR):

There are no preexisting water quality issues associated with the project site. However, the majority of the project site is tributary to Aliso Creek. Aliso Creek is under the San Diego Regional Water Quality Control Board (RWQCB), which has listed Aliso Creek, ~~and Aliso Creek Mouth, and Aliso Beach~~ on the 303(d) list of impaired water bodies. Existing pollutants affecting Aliso Creek are indicator bacteria, phosphorus, selenium, total nitrogen as N, and toxicity. Pollutants affecting Aliso Creek Mouth and Aliso Beach are ~~is~~ indicator bacteria. In 2010 the San Diego RWQCB adopted TMDLs for indicator bacteria for beaches and creeks in the San Diego region including those within the Aliso Creek Watershed.

The remaining portion of the project site is tributary to Serrano Creek. Flows to Serrano Creek drain to San Diego Creek Reach 2 and San Diego Reach 1, which extends to Upper Newport Bay. Further downstream are Lower Newport Bay and the Pacific Ocean. Serrano Creek, San Diego Creek, and Newport Bay are under the jurisdiction of the Santa Ana RWQCB, which has listed Serrano Creek, San Diego Creek Reach 2, San Diego Creek Reach 1, Newport Bay (Upper) and Newport Bay (Lower) on the 303(d) list of impaired water bodies. Existing pollutants affecting Serrano Creek are ammonia (unionized) and pH. Pollutants affecting San Diego Creek Reach 2 are nutrients, sedimentation/siltation, and unknown toxicity. Pollutants affecting San Diego Reach 1 are fecal coliform, nutrients, pesticides, sedimentation/siltation, selenium, and toxaphene. Pollutants affecting Newport Bay (Upper) are chlordane, copper, dichlorodiphenyltrichloroethane (DDT), indicator bacteria, metals, nutrients, PCBs, pesticides, sediment toxicity, and sedimentation/siltation. Pollutants affecting Newport Bay (Lower) are chlordane, copper, DDT, indicator bacteria, nutrients, PCBs, pesticides, and sediment toxicity. The Santa Ana RWQCB has adopted TMDLs for sediment, nutrients, and fecal coliform for the Newport Bay Watershed. Additionally, the EPA has adopted TMDLs toxics for the San Diego Creek/Newport Bay Watershed.

The project site does not contain or discharge directly to Environmentally Sensitive Areas or Areas of Special Biological Significance; refer to the discussion of Environmentally Sensitive Areas under 5.4.2, Regulatory Setting.



- 6-3 Draft SEIR page 5.4-10 will be revised, as follows (refer to Section 3.0, *Errata*, of this Final SEIR):

- AGR – Agricultural Supply;
- REC1 – Water Contact Recreation (Potential);
- REC2 – Non-Contact Water Recreation;
- WARM – Warm Freshwater Habitat; and
- WILD – Wildlife Habitat.

The following beneficial uses have been identified for Aliso Creek Mouth:

- REC1 – Water Contact Recreation (Potential);
- REC2 – Non-Contact Water Recreation;
- WILD – Wildlife Habitat;
- RARE – Rare, Threatened, or Endangered Species; and
- MAR – Marine Habitat.

- 6-4 Draft SEIR page 5.4-14 will be revised to include the following text as the last paragraph under the Orange County Public Works subheading (refer to Section 3.0, *Errata*, of this Final SEIR):

Pursuant to San Diego RWQCB Resolution No. R9-2010-001 (Amending the Water Quality Control Plan for the San Diego Basin (9) to Incorporate Revised Total Maximum Daily Loads for Indicator Bacteria – Beaches and Creeks in the San Diego Region), the County of Orange and watershed cities of Aliso Viejo, Laguna Beach, Laguna Hills, Laguna Niguel, Laguna Woods, Lake Forest and Mission Viejo developed an Aliso Creek Watershed Comprehensive Load Reduction Plan (CLRP) to address indicator bacteria impaired segments and other watershed 303(d) listings. This plan was submitted to the San Diego RWQCB on October 4, 2012 and included a list of existing and proposed BMPs, special studies, and planned development and re-development projects to consider as part of pollutant load reduction planning. The Portola Center Project was considered as part of the CLRP. Specifically, the CLRP acknowledges that there are certain new Priority Redevelopment Projects within the City of Lake Forest that have (or will have) WQMPs and treatment control BMPs imposed. The Priority Redevelopment Projects include all of the projects covered by the OSA PEIR. Thus, because the Final WQMP for the proposed project would be required to comply with all applicable BMP requirements of the current San Diego RWQCB MS4 permit (R9-2009-002), the project would also achieve the reduction goals outlined in the CLRP.

- 6-5 Draft SEIR page 5.4-15 will be revised, as follows (refer to Section 3.0, *Errata*, of this Final SEIR):

The 2010 303(d) list identifies impairments in Aliso Creek for indicator bacteria, phosphorus, selenium, total nitrogen as N, and toxicity, ~~pathogens, nutrients, metals/metalloids, and nutrients~~, which characterize Aliso Creek as an ESA. If a new development or redevelopment project occurring in the City of Lake Forest involves the addition of 2,500 square feet or more of impervious surface and is located within 200 feet



of Aliso Creek or any area identified as ESA, the project qualifies as priority project and is subject to the WQMP requirements.

- 6-6 The OSA PEIR provides a general and programmatic analysis of the potential impacts associated with development of seven sites totaling approximately 838 acres. To be conservative, the OSA PEIR concluded a significant and unavoidable impact for pesticides would occur with development and operation of all seven sites. The OSA PEIR did not quantify site specific impacts to water quality and anticipated that project-level analysis of such impacts would be conducted for each of the sites included within the OSA. To that end, the Portola Center Project SEIR analyzes potential impacts specifically associated with the proposed Portola Center Area Plan and Tentative Tract Map Nos. 15353 and 17300, which generally comprises the area identified as Site 2 in the OSA PEIR.

Although the OSA PEIR concluded that the proposed Lake Forest Opportunities Study would affect water quality of receiving waterbodies, resulting in a significant and unavoidable impact, this impact is related to pesticide use only. More specifically, the OSA PEIR analyzed pesticides associated with the Newport Bay Watershed, as the Newport Bay Watershed is 303(d) listed/impaired by pesticides, whereas the Aliso Creek Watershed is not 303(d) listed/impaired by pesticides.

According to the project-specific analysis in the Portola Center Project SEIR, approximately 1.4 acres (0.7 percent) of the total 195-acre Portola Center Project site drains to the Newport Bay Watershed. The remaining 99.3 percent drains to the Aliso Creek Watershed. The portion of the project site that drains to the Newport Bay Watershed would be comprised of manufactured slopes and walls within the project's fuel modification zone. Thus, no developed areas would drain into the Newport Bay Watershed. The 1.4 acres would be planted with low-cover fire-resistant naturalized and native plant species adjacent to natural open space preserve areas. Pesticide use in this area would be limited and potentially non-existent. Regardless, this area would be subjected to the proposed onsite source control BMPs, which would effectively limit and treat pesticides, reducing potential impacts associated with the proposed Portola Center Project to a less than significant level.

The 303(d) listings of pollutants that impair the Aliso Creek Watershed do not include pesticides, nor do they qualify the toxicity impairment as being in the pesticides category. Toxic substance can be defined as a broad group of chemicals capable of causing harm to plants and animals including humans. There are several classes of toxic substances that have the potential to affect surface waters. Toxic compounds can be grouped into five categories: atmospherically deposited compounds; organic and inorganic contaminants that result from industrial, manufacturing, or other point and non-point source discharges from facilities; pesticides; contaminants of emerging concern (CECs); and biological contaminants. These groupings, however, reflect the commonality of management options that are applied to address each contaminant group. The Portola Center Project's proposed combination of source control BMPs and post-construction treatment control BMPs would effectively treat and limit project-generated pollutants of toxicity and pesticides, reducing potential project impacts to a less than significant level.



Draft SEIR page 5.4-18, second paragraph, second sentence will be revised as follows (refer to Section 3.0, *Errata*, of this Final SEIR):

Although the property is vacant, grade leveling, landscaping, and stormwater Best Management Practices (BMP), which tend to reduce the amount of stormwater runoff, and in some cases increase the amount of infiltration, ~~which~~ would offset the potential increase in runoff due to increased impervious surfaces.

6-7 Draft SEIR page 5.4-20 will be revised, as follows (refer to Section 3.0, *Errata*, of this Final SEIR):

Exhibit 5.4-3, *Preliminary Detention/Hydromodification and Water Quality Facilities*, depicts the proposed project's stormwater/water quality facilities. The project would include 10 new underground detention basins, seven of the 10 with underground water quality treatment and water quality treatment basins (these seven are large-concrete vaults with modular wetlands incorporated) and one new aboveground open basin (i.e., above-ground earthen combination hydromodification, retention, and detention and water quality treatment basin) in order to treat and/or reduce the runoff associated with the proposed project. Three underground basins would be located partially or completely under parking lots (Basin #2, #3, and #4) and the remaining underground basins would be located underneath park areas. The aboveground open basin would be located along the eastern perimeter of the project site in the project's fuel management zone.

6-8 Draft SEIR page 5.4-28 will be revised, as follows (refer to Section 3.0, *Errata*, of this Final SEIR):

~~In addition to Basin #2, the project would include seven hydromodification/water quality treatment basins, one hydromodification only basin, and two underground combination water quality, hydromodification, and detention basins. eight underground flow-through hydromodification/water quality (HYD/WQ) chambers, and one flow-through open-basin for detention, hydromodification, and water quality (Basin #9).~~ Nuisance runoff, and runoff during minor storms of up to 10-year frequencies, would be diverted and routed through the underground HYD/WQ chambers for treatment and flow-retardation (to meet hydromodification requirements) prior to being released to the downstream storm drain system.

6-9 Refer to Response to Comment 6-6.

Draft SEIR page 5.4-29, second sentence under "Downstream Channels and Habitat Integrity" will be revised, as follows (refer to Section 3.0, *Errata*, of this Final SEIR):

The project site does not contain or discharge directly to any Environmentally Sensitive Areas or Areas of Special Biological Significance.



Draft SEIR pages 5.4-29 and 5.4-30 will be revised, as follows (refer to Section 3.0, *Errata*, of this Final SEIR):

Pollutants of Concern

The WQMPs identify primary and secondary pollutants of concern, which are anticipated to be generated by the proposed project. Pollutants of concern are differentiated between primary and secondary depending on the condition of downstream receiving waters. If the project will drain to receiving water that is impaired for a pollutant anticipated from that project, that pollutant is a primary pollutant of concern. Primary project pollutants of concern for the Aliso Creek Watershed are toxicity, selenium, bacteria, viruses, total nitrogen (N), and phosphorus (nutrients). Secondary project pollutants of concern are sediment, pesticides, trash and debris, oxygen-demand substances, and oil and grease. Primary project pollutants of concern for the Newport Bay Watershed are ammonia (unionized), pH, nutrients, pesticides, sedimentation/siltation, selenium, toxaphene, chlordane, copper, DDT, indicator bacteria, metals, PCBs, and sediment toxicity, ~~bacteria and viruses, sediment, and pesticides~~. Secondary project pollutants of concern are ~~nutrients~~, trash and debris, oxygen-demanding substances, and oil and grease. BMPs are identified in order to reduce the discharge of pollutants in storm water runoff. Recommended BMPs include site design, source control, and treatment control measures; refer to Section 6 of the WQMP (included as Appendix 11.4) for a complete list of BMPs. The Final WQMPs, approved by the City, would provide the final BMPs applicable to the proposed project (OSA PEIR Mitigation Measure 3.8-1, as modified). Implementation of the Final WQMP would ensure that post-construction water quality impacts, including impacts to beneficial uses of receiving waters and indirect impacts to jurisdictional waters, associated with Tentative Tract Map 15353 and 17300 would be reduced to the Maximum Extent Practicable (MEP). Additionally, the proposed project would be required to comply with OSA PEIR Mitigation Measures 3.8-2 and 3.8-4, which require the applicant to submit a landscape design plan, join the Nitrogen and Selenium Working Group, implement BMPs to reduce nutrients in the watershed, and prepare a pesticide management program. Post-construction water quality impacts associated with the proposed project would be reduced to a less than significant level.

6-10 Refer to Response to Comment 6-6.

6-11 The existing “horse-height” equestrian crossing push button located on the northeastern corner of Saddleback Ranch Road and Glenn Ranch Road intersection will remain in its current location. The existing “horse-height” equestrian crossing push button located on the northwestern corner of the Saddleback Ranch Road and Glenn Ranch Road intersection will be relocated westerly to accommodate the new dedicated right-turn lane along Saddleback Ranch Road and will be located where the western portion of the Aliso-Serrano Regional Riding and Hiking (dirt) Trail and the new free-right-turn lane meet, set back from the intersection and away from traffic.

The Portola Center Project is not an equestrian-oriented community and does not propose equestrian lots or facilities located within it. Equestrian movement through the project is



only envisioned along the Aliso-Serrano Regional Riding and Hiking (dirt) Trail, with no equestrian movement into the residential portions of the project.

- 6-12 Draft SEIR page 5.5-39 of Section 5.5, *Traffic/Circulation* will be revised, as follows (refer to Section 3.0, *Errata*, of this Final SEIR):

The project proposes approximately 1.5 lineal miles (1.5 acres) of new hiking and walking trails and trail amenities including rest areas, viewing areas, and par course-style activity nodes encircling the South Planning Area with connections from the 5.0 acre public Neighborhood Park on the western edge of the site to the eastern edge of Glenn Ranch Road. Class II, on-road, bike lanes ~~bicycle trails~~ would be located along Glenn Ranch Road and Saddleback Ranch Road.

- 6-13 Refer to Response 6-14.

- 6-14 The existing Aliso-Serrano Regional Riding and Hiking (dirt) Trail section along Glenn Ranch Road is a 10-foot wide trail separated from the sidewalk by a 3-foot border of flat dirt area. The sidewalk is 4.5-feet wide with a 6-inch curb adjacent to the Glenn Ranch Road paving. As detailed on the project's Tentative Tract Map 17300, approximately 600 feet of the Aliso-Serrano Regional Riding and Hiking Trail would be shifted approximately 10 feet northward along the portion of Glenn Ranch Road west of the Saddleback Ranch Road/Glenn Ranch Road intersection to accommodate a free-right turn pocket and acceleration lane at that intersection, however the trail width and border between the trail and sidewalk would be maintained at 10 feet and 3 feet, respectively. The 3-foot border between the sidewalk and the trail would be enhanced with equestrian fencing and landscaping to provide a physical and visual safety barrier for the equestrian users from traffic along Glenn Ranch Road.

The new equestrian fencing along the portion of the Aliso-Serrano Regional Riding and Hiking (dirt) Trail which is located within the project boundaries would be an equestrian-style open rail and post fence very similar to the existing wood rail and post fencing sections currently located along the trail. The details for the proposed trail enhancements are contained in the Portola Center Area Plan and are available on the City's website for public review and comment by interested parties. Prior to project approval, the City will conduct a Planning Commission Hearing and City Council Hearing to review the project's Area Plan and Tentative Tract Maps and to receive public comment on the proposed project.

- 6-15 The Project does not connect directly to either the Aliso Creek Class I Bikeway or the Aliso Creek Regional Riding and Hiking Trail, however the proposed project makes physical connections to the system of trails that is located within the SCE property which make direct connections to the Aliso Creek Trails.
- 6-16 This comment is acknowledged. The Portola Center Project proposes to make physical connections to all of the trails which abut or transect the project site, including the Aliso Serrano Regional Riding and Hiking Trail, the Coyote Brush Road Trail, and the system of trails found on the SCE Transmission Corridor Property. The project also proposed landscaping and fencing enhancements to the portion of the Aliso-Serrano Regional Riding



and Hiking (dirt) Trail that is located within the project boundaries and the project includes 1.5 miles of new onsite amenitized trails and pathways with wayfinding/informational signage that connect to the project's proposed 5-acre Public Community Park, Glenn Ranch Road, and the system of trails on the SCE Property.



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178

(909) 396-2000 • www.aqmd.gov

SENT VIA USPS AND E-MAIL:

ctai@lakeforestca.gov

August 7, 2013

Ms. Carrie Tai, AICP, Senior Planner
Development Services Department
City of Lake Forest
25550 Commercentre Drive, Suite 100
Lake Forest, CA 92630

Draft Subsequent Environmental Impact Report (DSEIR) for the Proposed Portola Center Area Plan and Tentative Tract Maps (SCH# 2012061063)

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the Lead Agency and should be incorporated into the Final CEQA document.

The lead agency proposes the construction of up to 930 single and multi-family residences, a small commercial component, parks, and open space on a 195-acre site. Approximately 4.27 million cubic yards of soil disturbance is planned that would be balanced on site with soil import and export occurring within a nominal hauling distance between the three project areas. Construction will begin in November 2013 and end in July 2017 with some overlap between the three phases. In the Air Quality Section, the lead agency quantified the project's construction and operation air quality impacts and has compared those impacts with the SCAQMD's recommended regional and localized daily significance thresholds.

The SCAQMD staff is concerned about the construction equipment methodology used to estimate off-road equipment emissions and that all feasible mitigation measures should be incorporated into the Final SEIR to reduce the significant adverse air quality impacts from short- and long-term activities. Details are included in the attachment.

Pursuant to Public Resources Code Section 21092.5, please provide the SCAQMD with written responses to all comments contained herein prior to the adoption of the Final Environmental Impact Report. The SCAQMD staff is available to work with the Lead Agency to address these issues and any other air quality questions that may arise. Please contact Gordon Mize, Air Quality Specialist – CEQA Section, at (909) 396-3302, if you have any questions regarding these comments.

Ms. Carrie Tai, AICP
Senior Planner

2

August 7, 2013

Sincerely,

A handwritten signature in black ink, appearing to read "Ian V. MacMillan". The signature is fluid and cursive, with the first name "Ian" and last name "MacMillan" clearly distinguishable.

Ian MacMillan
Program Supervisor, Inter-Governmental Review
Planning, Rule Development & Area Sources

Attachment:

IM:GM

ORC130628-02
Control Number

Air Quality Analysis - Construction

1. In the air quality analysis, the lead agency estimated project construction air quality impacts using the CalEEMod land use model that uses default and user-defined settings to estimate emissions based on the expected land use. Based on User Entered Comments and review of the inputs to the model's off-road equipment list, the lead agency has modified the default settings for the load factor listed for the types of off-road equipment selected reducing each default load factor by a factor of about one third, effectively lowering the emissions calculated from these emission sources by one third. For example, the CalEEMod default load factor for a scraper is 0.72; a tractor/loaders/backhoe has a load factor of 0.55; and a crawler tractor is 0.64. In the air quality analysis, the lead agency used 0.48 as a load factor for a scraper; a load factor of 0.37 for a tractor/loaders/backhoe; and 0.43 for a crawler tractor. These edits to load factors are not recommended by the AQMD staff without substantial evidence to support their use. If the lead agency would like to take credit for recent ARB Rulemaking, the newer OFFROAD 2011 model should be used¹. Otherwise, the lead agency should commit to enforcing the assumed lower emission factors or use the default load factors provided in CalEEMod.

7-2

Construction Mitigation Measures

2. Since the lead agency has determined in the DSEIR air quality analysis that construction air quality impacts exceed the recognized air quality significance levels for NOx, PM10 and ROG, the SCAQMD staff recommends the following changes and additional mitigation measures in the DSEIR pursuant to CEQA Guidelines Section 15126.4 to reduce the project's significant air quality impacts in addition to the measures included starting on page 5.6-16.

Recommended Changes:

The SCAQMD staff recommends that the lead agency revise the following mitigation measures, as noted:

7-3

MM 3.3-1

- ~~Start of construction to December 31, 2014: Where available, incorporate Tier 2 and 3 equipment into the construction fleet of off-road diesel construction equipment used for the project. Where available, non-Tier 2 or 3 off-road diesel construction equipment shall be outfitted with the BACT devices certified by CARB. If CARB-certified engines are not available, the project Applicant shall provide evidence to the City prior to issuance of grading permits, or within 30 days of procurement of the construction equipment fleet.~~

¹ OFFROAD 2011 shows that additional parameters affect emissions besides load factor, and that some equipment-specific emission factors can be either higher or lower than the OFFROAD 2007 emission factors used in CalEEMod. The new version of CalEEMod that incorporates ARB's OFFROAD 2011 is due out soon.

- Project Start to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 hp shall meet Tier 3² off-road emissions standards. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
- ~~Post-January 1, 2015: Where available and commercially feasible, incorporate Tier 3 and 4 equipment into the construction fleet off off-road diesel construction equipment used for the project. Where available, non-Tier 3 or 4 off-road diesel construction equipment shall be outfitted with the BACT devices certified by CARB.~~
- Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.

7-3

MM 3.3-7

- Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour ~~over a 30-minute period.~~

7-4

Recommended Additions:

The lead agency should also note that the following measure has been determined to be feasible and applicable to past projects within other jurisdictions³.

- Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export), and if the lead agency determines that 2010 model year or newer diesel trucks cannot be obtained, the lead agency shall use trucks that meet EPA 2007 model year NOx and PM emissions requirements.
- Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to
- Provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow.

7-5

² Tier 3 off-road equipment has been available since 2008

³ For example see the Metro Green Construction Policy at:

http://www.metro.net/projects_studies/sustainability/images/Green_Construction_Policy.pdf.

- Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.
- Reroute construction trucks away from congested streets or sensitive receptor areas.

7-5

For additional measures to reduce off-road construction equipment, refer to the mitigation measure tables located at the following website:

www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html.

Operational Mitigation Measures

3. Given that the lead agency determined that the proposed project will exceed the CEQA regional operational significance thresholds for NO_x and ROG, the SCAQMD staff recommends that the lead agency provide the following additional mitigation measures pursuant to CEQA Guidelines Section 15126.4.

Transportation

- Make a commitment to install electric car charging stations (not just wiring infrastructure) for both non-residential and residential uses at the project site.

7-6

Energy

- Make a commitment that the project site include a solar photovoltaic or an alternate system with means of generating renewable electricity.



7. RESPONSES TO COMMENTS FROM SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT, DATED AUGUST 7, 2013.

7-1 This comment provides introductory language and a summary of the project as well as the commenter's concerns. Full responses to each of the commenter's concerns are provided below. Additionally, the lead agency will comply with the requirements of the Section 21092.5 of the Public Resources Code and will provide written comments to public agencies at least ten (10) days prior to certifying the environmental impact report.

7-2 The California Emissions Estimator Model (CalEEMod) version 2011.1 was used to model the project's emissions, as recommended by the South Coast Air Quality Management District (SCAQMD). Based on discussions and guidance from the SCAQMD, it became apparent that CalEEMod version 2011.1 was overestimating construction emissions due to the use of outdated off-road load factors. Therefore, the non-default construction equipment load factors used in the modeling for this project was based on the California Air Resources Board (CARB) off-road emissions inventory updates, *In-Use Off-Road Diesel Fleets (Proposed Amendments to the Regulation for In-Use Off-Road Diesel-Fueled Fleets and the Off-Road Large Spark-Ignition Fleet Requirements*, October 2010). The load factors that were utilized in the modeling are consistent with those in OFFROAD 2011 and the latest version of CalEEMod (version 2013.2). It should be noted that CalEEMod version 2013.2 was released during the public review period of the Draft SEIR.

7-3 The requirements in OSA PEIR Mitigation Measure 3.3-1 are worded to address instances where Tier 3 and Tier 4 equipment are not available. The proposed project would require a large fleet of construction equipment, and not all contractors have these types of equipment available in their fleets. Therefore, the mitigation includes the option for equipment to be outfitted with Best Available Control Technology (BACT) to ensure the necessary emissions reductions are achieved. OSA PEIR Mitigation Measure 3.3-1 requires the project Applicant to provide evidence to the City prior to issuance of grading permits, or within 30 days of procurement of the construction equipment fleet if CARB certified engines are not available. Additionally, it should be noted that the construction modeling conducted for the project conservatively reflects these requirements, and is consistent with OSA PEIR Mitigation Measure 3.3-1.

7-4 The fifth bullet of OSA PEIR Mitigation Measure 3.3-7 of the Draft SEIR will be revised as follows (refer to Section 3.0, Errata, of this Final SEIR):

- Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour ~~over a 30-minute period~~.

7-5 It should be noted that OSA PEIR Mitigation Measures 3.3-1 and Mitigation Measure TRA-1 require a Construction Management Plan to minimize traffic flow interruptions during construction activities. Mitigation Measure N-1 also requires that a notice be sent to all residences within 300 feet of the project site which shall identify a contact number for the resolution of questions or complaints relating to construction activities. However, a mitigation measure that requires the use of 2010 and newer diesel haul trucks was not included in the Draft SEIR because the project would not require soil to be hauled off-site.



The earthwork for the project would be balanced between the north and south sites. Additionally, Mitigation Measure TRA-1 in Section 5.5, *Traffic/Circulation*, of the Draft SEIR requires the preparation of a Construction Management Plan for the project. The Construction Management Plan would identify appropriate haul routes to avoid traffic disruptions, and limit hauling activities to off-peak hours. The Construction Management Plan would reduce traffic congestion in the area caused by construction trucks, and would reduce the opportunity for unnecessary mobile source emissions from such congestion.

- 7-6 As the proposed project would exceed the operational significance threshold for ROG and NO_x, the Draft SEIR includes numerous mitigation measures to reduce operational air emissions to the extent feasible. The Draft SEIR does not include a mitigation measure requiring electric car charging stations due to the various types currently available. It should be noted that the project proposes primarily residential development. While electric car charging stations may be installed at a given residence, it cannot be determined which type of charging station would be needed by the end user. Each single family home in the project will be outfitted with 200-Amp Service and an electric panel with sufficient panel space to support a dedicated 50-Amp line in the garage that can support an electric vehicle charging station. Additionally, OSA PEIR Mitigation Measure GCC3 requires prioritized parking for electric vehicles, hybrid vehicles, and alternative fuel vehicles.

Although the project site does not propose a solar photovoltaic or alternate renewable electricity sources, the proposed project includes various measures to reduce energy consumption and to promote energy efficiency. OSA PEIR Mitigation Measure GCC2 requires that the project complies with the Tier I requirements of Title 24, Part 11 (California Green Building Standards Code) of the California Code of Regulations. Compliance with Tier I standards consists of mandatory measures as well as certain elective measures that go beyond the Code's minimum levels. One of the elective measures that could be selected for the project to meet Tier I standards includes pre-plumbing for solar systems. Tier I also requires that buildings exceed the 2008 California Energy Code requirements by 15 percent..

Additionally, the project is required to further reduce energy consumption as required by OSA PEIR Mitigation Measure GCC4 and OSA PEIR Mitigation Measure GHG-1. Mitigation Measure GCC4 requires the use of efficient street lights and traffic signals. Mitigation Measure GHG-1 requires the use of Energy Star rated appliances, high efficiency heating ventilation and air conditioning (HVAC) equipment, and dual pane windows with low emissivity glass.

DEPARTMENT OF TRANSPORTATION

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August 12, 2013

Carrie Tai
City of Lake Forest
25550 Commercentre Drive, Suite 100
Lake Forest, CA 92630

File: IGR/CEQA
SCH#: 2012061063
Log #: 3016B
SR-241, I-5

Subject: Portola Center Project

Dear Ms. Tai,

Thank you for the opportunity to review and comment on the **Draft Environmental Impact Report (DEIR) for the Portola Center Project**. The proposal is to construct a residential neighborhood on a 195 acre foot property including a variety of housing types (multi- and single-family, senior housing), a small mixed-use (residential and commercial), parks and open space. The project is located at the intersection of Glenn Ranch Road and Saddleback Ranch Road in the City of Lake Forest. The nearest State routes to the project site are State Route 241 and Interstate 5.

The Department of Transportation (Department) is a responsible agency on this project and we have the following comments:

1. A Traffic Management Plan (TMP) for construction vehicles should be submitted to Caltrans in order to minimize the impacts to State highway facilities, particularly SR-241 at Portola Parkway. Coordination of this project with other construction activities on SR-241 may be needed. Any hauling of materials should not occur during A.M and P.M peak periods of travel on State facilities during demolition and/or construction of the proposed project. All vehicle loads should be covered so that materials do not blow over or onto the Department's Right-of-Way.

Please continue to keep us informed of this project and any future developments, which could potentially impact the State Transportation Facilities. If you have any questions or need to contact us, please do not hesitate to call Marlon Regisford at (949) 724-2241.

Sincerely,

Christopher Herre, Branch Chief

Local Development/Intergovernmental Review

8-1



8. RESPONSES TO COMMENTS FROM CALIFORNIA DEPARTMENT OF TRANSPORTATION, DATED AUGUST 12, 2013.

- 8-1 As discussed on Draft SEIR page 5.5-17 of Section 5.5, *Traffic/Circulation*, in order to reduce the impact of construction-related traffic, implementation of a Construction Management Plan would be developed to implement a variety of measures to minimize traffic and parking impacts upon the local circulation system (Mitigation Measure TRA-1). The Construction Management Plan would include, but not be limited to: prohibit construction worker parking along local streets, identify appropriate haul routes to avoid traffic disruptions, and limit hauling activities to off-peak hours. Any hauling of materials would not occur during the a.m. and p.m. peak periods of travel on State facilities during demolition and/or construction of the project. All vehicle loads would also be covered so that materials do not blow over or onto Caltrans right-of-way. Implementation of a Construction Management Plan would ensure potential impacts associated with construction related traffic would be reduced to a less than significant level. Should the project require the use of Caltrans right-of-way (e.g., SR-241 at Portola Parkway), the Applicant will submit the Construction Management Plan (required as part of Mitigation Measure TRA-1) to Caltrans for review.


California Cultural Resource Preservation Alliance, Inc.

P.O. Box 54132
Irvine, CA 92619-4132

An alliance of American Indian and scientific communities working for
the preservation of archaeological sites and other cultural resources.

July 1, 2013

Carrie Tai, Senior Planner
City of Lake forest

Dear Ms. Tai,

Thank you for the opportunity to review the Draft Subsequent Environmental Impact Report (DSEIR) for the Portola Center Area Plan. Based on archaeological testing, it has been determined that none of the five archaeological sites within the area of potential effect of the project area are significant. This determination is based on the outdated idea that the only value of an archaeological sites lies in the scientific information it may contain. Retrieve that and it is ok to destroy the site. This thinking does not take into consideration the fact that archaeological sites have cultural and religious values for Native Americans and these values can only be mitigated by avoidance and preservation.

9-1

9-2

Given the apparent lack of subsurface cultural deposits within the areas tested, monitoring by a qualified archaeologist and Native American seems appropriate. However, in spite of the fact that City policies pertaining to cultural resources contained in the Recreation and Resources element of the Lake Forest General Plan call for the protection of areas of important archaeological resources (Policy 4.1), and OSA PEIR Mitigation Measure 3.5-1 call for "specific measures for the protection of potentially undiscovered archaeological resources." there are no requirements for avoidance and preservation in the event a significant archaeological deposit is discovered during grading. Instead 3.5-1 states that should historical resources or unique archaeological resources be discovered during the grading operation, grading activities shall be modified to allow expedition and proper analysis and/or salvage of the resources. As stated above, the recovery of scientific data does not mitigate for Native American values.

9-3

9-4

Please revise the monitoring mitigation measures to allow for avoidance and preservation of the area in the event that significant cultural deposits, including human remains are discovered.

Sincerely,

Patricia Martz, Ph.D.

President



9. RESPONSES TO COMMENTS FROM CALIFORNIA CULTURAL RESOURCE PRESERVATION ALLIANCE, DATED JULY 1, 2013.

9-1 The evaluation program for the *Cultural Resources Study for the Portola Center Project* (dated August 29, 2013 and included within Appendix 11.2 of the Draft SEIR) was conducted in accordance with the CEQA Guidelines Section 15064.5, the City of Lake Forest, and Orange County Guidelines.

9-2 The project's potential impacts are discussed in Section 5.2, *Cultural Resources*, of the Draft SEIR. The cultural resources study has been conducted in accordance with the City's guidelines and in compliance with CEQA regulations (14 California Code of Regulations [CCR] Section 15064.5, and the Public Resources Code [PRC] Section 21083.2). Standard archaeological site evaluation protocol was followed to evaluate the on-site cultural resources against the significance criteria provided in CEQA, and finally, to present the data about each site in the environmental document. Potential impacts have been addressed and a mitigation monitoring program has been prepared for this project.

As discussed in Section 5.2, *Cultural Resources*, of the Draft SEIR, 12 archaeological sites were identified on the seven OSA project sites in the OSA PEIR. The specific nature and location of those sites was not disclosed for the protection of those sites and resources. Impacts to archaeological resources were identified as less than significant, after implementation of mitigation. None of the sites within the project area were identified as regionally unique, nor were any found to have research potential. No subsurface deposits were discovered, no human remains were identified, and no sacred, religious, or ceremonial artifacts were found during the investigation of the sites that would be grounds to reverse the findings of the SEIR.

The discovery of sites during grading will be treated in accordance with the Mitigation Monitoring and Reporting Program (MMRP) presented in the Final SEIR. The MMRP provides for monitoring, and if any previously unidentified potentially significant cultural resources are discovered, the MMRP provides a process for evaluation and disposition of the resources, as determined by the City. The project's mitigation measures are adequate, require monitoring, and have been amended to include Native American involvement with any prehistoric archaeological sites newly discovered and to insure that the study of fossils recovered includes a research design that would place these resources into a regional context.

9-3 As discussed on page 5.2-27 of the Draft SEIR, OSA Mitigation Measure 3.5-1 requires an archaeologist to conduct on-site archaeological monitoring for the grading operation, and to contract with a an appropriate Native American monitor who is to be involved with the grading monitoring program. Should historical resources or unique archaeological resources be discovered during the grading operation, grading activities are required to be modified to allow expeditious and proper analysis and/or salvage of the resources, as discussed in further detail in Response to Comment 9-2.

9-4 As discussed in Response to Comment 9-2, if the archaeological resource is determined to be a unique archaeological resource, options for avoidance or preservation in place shall be evaluated and implemented if feasible.

July 1, 2013

Carrie Tai, Senior Planner
City of Lake Forest

Re: Draft Subsequent Environmental Impact Report (DSEIR) for the Portola Center Area Plan

Thank you for the opportunity to comment on the above mentioned project.

We are writing to express our concern that five archaeological sites have been determined as not significant based on their potential to provide important scientific data and no consideration was given to the fact that archaeological sites have cultural and religious values for Native Americans. Sites along Serrano Creek are part of our traditional cultural landscape. Given the cumulative losses of archaeological sites, sacred sites, and traditional cultural landscapes in Orange County, these cultural resources are of significant value to the Juaneno/Acjachemem tribal community.

10-1

While it appears that the sites no longer contain significant cultural deposits, we are concerned that buried cultural deposits may be discovered by archaeological and Native American monitors during the grading operation and that there are no provisions for avoidance and preservation. Salvage of artifacts may mitigate for the scientific values inherent in an archaeological site, but it does not mitigate for the loss of the places of our ancestors and our cultural heritage. Therefore, please revise the monitoring mitigation measures to allow for avoidance and preservation of areas containing significant cultural deposits. These areas can be designed as open space, parks, or even buried and paved; but left in place.

10-2

State and Federal guidelines, including SEQA, provide that with respect to archaeological sites, preservation through avoidance is the preferred treatment. Archaeology is a destructive process and mitigation through data recovery excavations not only result in the destruction of an important part of our cultural patrimony, but it is also labor intensive and expensive.

Sincerely,

Rebecca Robles
United Coalition to Protect P



10. RESPONSES TO COMMENTS FROM UNITED COALITION TO PROTECT PANHE, DATED JULY 1, 2013.

10-1 Refer to Response to Comments 9-1 and 9-2.

10-2 Refer to Response to Comments 9-2, 9-3, and 9-4.



August 12, 2013

www.kennedycommission.org
 17701 Cowan Ave., Suite 200
 Irvine, CA 92614
 949 250 0909
 Fax 949 263 0647

Ms. Carrie Tai, Senior Planner
 City of Lake Forest
 25550 Commercentre Drive
 Lake Forest, CA 92630

RE: Comments on draft SEIR- Portola Center Project

Dear Ms. Tai,

The Kennedy Commission (the Commission) is a broad based coalition of residents and community organizations that advocates for the production of homes affordable for families earning less than \$20,000 annually in Orange County. Formed in 2001, the Commission has been successful in partnering and working with Orange County jurisdictions to create strategic and effective housing and land-use policies that has led to new construction of homes affordable to lower income working families.

The Commission would like to thank the City for providing the community an opportunity to submit comments on the Subsequent Environmental Impact Report (SEIR) for the Portola Center project. As the City begins to evaluate and address the potential environmental effects of the proposed project, **the Commission urges the City to support the development of homes affordable to lower income workforce families in the City.** In particular, the Portola Center development will provide 57 low- and very low-income apartment homes. These new developments will not only provide quality homes that will be affordable to workforce families, but it will also contribute to a healthier and more sustainable community.

With high housing costs and significant lack of affordable homes, many workers and families, especially those who earn lower wages, struggle financially to live in the city they work in. In the City, the median rent was \$1,640 for a 2-bedroom market rate apartment home;¹ however, affordable rent for a very-low income household of four is \$1,041 a month and \$560 a month for extremely low-income households.² The gap between market rent and affordable rent places a significant economic burden for very low- and extremely low-income families to continue to financially live and work in this City. These impacts not only hurt workers and families but it also contributes to negative environmental impacts to the City.

The environmental impacts of a development are especially less drastic when a person can afford to live and work in the same community. With low wages and high housing costs, many workers live in other cities and become dependent on their automobile to commute to and from work and other destinations. These trips may increase traffic congestion and air pollutants that not only negatively impact the environment but also the quality of life of the community.

¹ City of Lake Forest 2013-2021 Housing Element, p. 19, July 2013.

² City of Lake Forest 2013-2021 Housing Element, p. 18, July 2013.

11-1

Ms. Carrie Tai, Senior Planner
August 12, 2013
Page 2 of 2

Locating homes, specifically affordable homes, near transit, job centers and neighborhood services will decrease the environmental impacts of traffic congestion, vehicle miles traveled (VMT) and greenhouse gas emissions.

In 2012, the average commute time to work for Orange County residents was approximately 29 minutes and approximately 82% of commuters drove alone.³ Improving location accessibility and connectivity reduces the dependency for residents, especially for lower income households and workers, to drive their automobiles. This will lead to decreased environmental impacts, such as VMT and greenhouse gas emissions. Addressing these environmental impacts in the draft SEIR will also align with the Sustainable Communities and Climate Protection Act of 2008 (SB 375) and help the City implement and comply with the goals of SB 375.

11-1

The Commission looks forward to partnering with the City to achieve our mutually beneficially goals in creating a more walkable, healthier and economically competitive community. The Commission also welcomes the opportunity to continue our dialogue that will result in the production of new homes affordable to extremely low, very low and low-income working families.

Please keep us informed of any upcoming meetings and additional information on the Portola Center development. If you have any questions, feel free to contact me at (949) 250-0909 or cesarc@kenedycommission.org.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Cesar', with a large, sweeping loop extending from the end of the name.

Cesar Covarrubias
Executive Director

³ Local Profile of Orange County, SCAG, p. 18, May 2013.



**11. RESPONSES TO COMMENTS FROM THE KENNEDY COMMISSION,
DATED AUGUST 12, 2013.**

- 11-1 The comments generally address the need for more affordable housing and the environmental benefit of locating workforce housing within proximity of jobs to support the implementation of the Sustainable Communities and Climate Protection Act of 2008 (SB375). The comments are acknowledged.

As discussed in Section 5.5, *Traffic and Circulation*, and Section 5.6, *Air Quality*, of the Draft SEIR, the proposed project component of mixed-use development of 57 affordable housing units over 10,000 square feet of neighborhood-serving retail was considered for a portion of the project site. The Draft SEIR considers this project component's effects on traffic and circulation as well as air quality improvements as a result of the reduced vehicle trips. Page 5.7-8 of Section 5.7, *Greenhouse Gas Emissions*, also considers the project's consistency with SB 375. As discussed in the Draft SEIR, SB 375, signed in September 2008 (Chapter 728, Statutes of 2008), aligns regional transportation planning efforts, regional GHG reduction targets, and land use and housing allocation.

Page 5.7-23 goes on to state that implementation of OSA PEIR Mitigation Measures GCC2 through GCC8 and Mitigation Measure GHG-1, the project's Development Regulations, and other regulatory requirements would ensure that the project would not conflict with or impede implementation of reduction goals identified in SB 375 and other strategies to help reduce GHG emissions. Cumulative projects would be required to be consistent with the reduction goals of SB 375 to avoid significant GHG impacts. The proposed project would not result in a cumulatively considerable impact with regard to a conflict with an adopted GHG reduction plan, policy, or regulation. There are no other applicable plans, policies, or regulations that have been adopted by the City or other regulating agency for the purpose of reducing GHG emissions. Therefore, impacts in this regard would be less than significant.

Ian and Amanda Morrell
28561 Chimney Rock Circle
Portola Hills (Lake Forest), CA 92679

12 AUGUST 2013

VIA EMAIL and Facsimile (949) 461-3512

Carrie Tai
Project Planner
City of Lake Forest
25550 Commercentre Drive
Lake Forest, CA 92630
ctai@lakeforestca.gov

Reference: Comments to Subsequent Environmental Impact Report for Portola Center

Dear Ms. Tai:

Thank you for the opportunity to provide input on the Subsequent Environmental Impact Report for Portola Center.

The traffic performance criteria in Chapter 5.5 state that the City of Lake Forest has established a LOS D as an acceptable minimum operating LOS at intersections during peak periods. The definition of significant impact has been defined as exceeding the minimum performance standard. In this case that would mean exceeding LOS D. Unfortunately it does not consider the change in volume to capacity ratio in determining a significant impact (the jump from going from a LOS A to a LOS D for example). Many cities throughout Southern California (Los Angeles for example) do have traffic guidelines that include a LOS definition and a specific change or jump in volume to capacity ratio to determine a significant impact.

Please consider that the intersection of Glenn Ranch Road and Saddleback Ranch Road would be worthy of such an analysis given it is a unique situation in Lake Forest whereas it is for all intensive purposes the only ingress and egress intersection for the approximate 2,000 homes in this area. As such to conclude that going from LOS A as an existing condition to LOS D at the cumulative buildout year of LOS D is not a significant impact is flawed. LOS A is generally characterized in Table 5.5-2 as free flowing at average speeds with minimal delays at intersections. LOS D is defined as substantial increases in approach delays, speed and adverse signal progression. So to have the DSEIR conclude that what has virtually no delay to begin with that ends in a substantial delay is disconcerting to say the least. That jump is certainly substantial if not significant and the analysis should address this issue such that proper mitigation can be planned for as a part of this document. Even noting that the jump is substantial is better than completely dismissing it or sweeping it under the rug. Traffic is the number one issue in this City and being proactive about it now is prudent rather than having to be reactive later.

12-1

We understand and appreciate the dump truck or scrapper trips being removed from the peak periods but in doing so you have compressed and intensified the inter-peak periods. There are now 6 hours (9:00 am to 3:00 pm) and 60 trips per hour that would seem to equate to one dump truck per minute crossing Glenn Ranch Road. How does that work? That really means more than that because traversing in 1 minute isn't possible or practical. More if scrapers are used. Conventional analysis would translate the number of dump trucks to an equivalent number of passenger vehicles for an equal level of analysis to occur. This has not been done and presented in DSEIR. A factor of 2.5 passenger vehicles for every dump truck is a pretty typical comparison for the average person to understand specifically how that would relate the City's thresholds and what it means to the residents. Our peak period flow is also affected by Portola Hills Elementary School traffic and the traffic needing to leave the hill to pick up students at Serrano Intermediate and El Toro High School. Portola Hill's release time is 12:30 on Thursday's and 2:15 the rest of the week. Release times at El Toro and Serrano are also in that 2:00 to 3:00 time frame when passenger vehicle trips on Saddleback and Glenn Ranch are elevated. Please include measures to address how the dump truck trips will be mitigated during peak school release times.

12-2

We appreciate the mitigation measures listed in Air Quality specifically section 3.3-7. However we are concerned that the magnitude and the intensified level of the activity will substantially increase the chances of damage to private vehicle windshields as a result of debris falling from scrapers or dump trucks while in transit. Please include additional mitigation measures to help residents when car windshields need to be repaired or replaced or for those who live on the perimeter who will be cleaning their pools much more frequently. Those are not costs the residents should have to absorb. Sweeping at the end of each day is a good step, as are wheel washers and covers or 2' of free board, wetting down, etc but they will not be adequate given the magnitude of activity.

12-3

We appreciate all the efforts that the City and the developer have made to engage the Portola Hills community, and hold specific workshops regarding traffic and retaining walls. We look forward to seeing the final traffic mitigation plans for Saddleback Ranch Road, and are thankful for the modified retaining walls that lessen the impact of the development on the surrounding area.

We believe that what remains is a need to "blend" the new development of Portola Center with the established characteristics of Portola Hills. With that in mind, we respectfully submit the following comments and attachments.

Plant Palette:

While we agree with the concept of a Mediterranean Plant Palette, we feel the look could be enhanced with a more localized selection that would be more compatible with the potential direction being considered for the HOA's future rehabilitation of the slopes along SRR (Saddleback Ranch Road), and possible future medians and bulb-outs by the City. Portola Hills is surrounded by natural open space, and the scenic view along GRR (Glenn Ranch Road) and SRR should be more in keeping with that.

12-4

Below is a suggested list of plants for Portola Center, as introduced during Public Comments May 23, 2013 at the Planning Commission Meeting. It is our desire for the project landscape architect to work with the City to take this list and apply this plant palette to the various landscape themes for each themed area, keeping in mind regional site characteristics of Portola Hills, so that Table 8-1 of the Administrative Draft Area Plan and any proposed illustrations can be revised appropriately prior to

publication of the revised DSEIR. It is desirable for many species currently proposed on Table 8-1 to be removed.

Suggested Native/Western Plant Palette for Portola Center

Trees:

- *Acacia baileyana*, Bailey Acacia (Slopes)
- *Acacia stenophylla*, Shoestring Acacia (Interior Residential)
- *Aesculus californica*, California Buckeye (accent)
- *Agonis flexuosa*, Peppermint Tree (Interior Residential)
- *Arbutus 'Marina'*, Marina Arbutus (Interior Residential, Parks)
- *Cercis occidentalis*, Western Redbud (Accent, Slope, under-story)
- *Heteromeles arbutifolia*, Toyon (Slope, Under-story)
- *Laurus nobilis 'Saratoga'*, Sweet Bay (Interior Residential, Parks)
- *Melaleuca nesophila*, Pink Melaleuca (Slope, Under-story)
- *Olea europea Wilsoni*, Fruitless Olive Tree (Interior Residential)
- *Phoenix Dactylifera 'Medjool'*, Medjool Date Palm (Accent, Entries)
- *Plantanus racemosa*, California Sycamore (Accent, Entries, Slope, Parks)
- *Prunus lyonii*, Catalina cherry (Screening, Slope)
- *Quercus agrifolia*, Coast Live Oak (Street Tree, Medians, Slope, Parks)
- *Rhus integrifolia*, Lemonadeberry (Slope)
- *Rhus ovate*, Sugarbush (Slopes, Screening)
- *Sambucus Mexicana*, Mexican Elderberry (Slope)
- *Tristania conferta*, Brisbane Box (Parks, Medians, Street Tree)

Shrubs and Groundcover:

- *Acacia redolens 'Desert Carpet'*, Acacia (Slope)
- *Agaves species (americana, attenuata, shawii, vilmoriniana)*
- *Aloe Species (arborescens, nobilis, stricta hybrid, vera)*
- *Anigozanthos cultivars*, Kangaroo Paw (Accent)
- *Anisodonteia 'Tara's Pink'*, Pink Hibiscus (Slope)
- *Arctostaphylos densiflora*, Howard McMinn Manzanita
- *Arctostaphylos Pacific Mist*, Pacific Mist Manzanita
- *Arigonium parvifloium*, Buckwheat
- *Baccharis 'Thompson'*, Thompson Broom (Accent)
- *Baccharis pilularis*, Coyote Bush
- *Berberis aquifolium* (Shade)
- *California carpenteria* (Shade)
- *Carex spissa*, San Diego Sedge
- *Ceanothus 'Yankee Point'*, Carmel Creeper (Slope)
- *Ceanothus concha*, Wild Lilac (Slope)
- *Ceanothus thyrsiflorus*, California Lilac
- *Cistus "sunset"*, *salviifolius*, Sageleaf Rockrose
- *Cistus hybridus*, White Rockrose
- *Cistus villosus*, Purple Rock Rose

- Coprosma kirkii, Creeping Coprosma (Slopes)
- Echium fastuosum, Pride of Madira (Flower Accent)
- Elaeagnus pungens, Silverberry (Screen)
- Encelia californica, California Encelia
- Fremontodendron californica, Flannel Bush
- Hesperaloe parviflora, Red Yucca
- Kniphofia uvaria, Red Hot Poker (Accent)
- Lantana camara 'Sunset', Spreading Sunset (Slopes, Medians)
- Lantana montevidensis, Trailing Lantana (Slopes, Medians)
- Leymus, Prince Edwards Grass
- Limonium perezii, Sea Lavender (Medians)
- Mimulus aurantiacus, Monkey Flower
- Mimulus, monkey flower (Shade)
- Muhlenbergia capillaris 'Regal Mist', Regal Mist Deer grass
- Muhlenbergia rigens, Deer grass
- Oenothera berlandieri, Mexican Evening Primrose (if contained)
- Opuntia, Prickly Pear
- Rhus integrifolia, Lemonade Berry (slopes)
- Ribes viburnifolium, Evergreen Current (Part shade, Slope)
- Rosmarinus prostrates, Prostrate Rosemary
- Salvia mellifera 'Terra Seca, Dwarf Black Sage (Slope)
- Salvia Species, Sage (Accent)
- Symphoricarpos albus, Snowberry
- Tegetes lemmonii, Mountain Marigold
- Yucca (baccata, schidigera, whipple)

12-4

Annuals:

- Dichelostemma capitatum, Wild Hyacinth
- Eschscholzia californica, California Poppy
- Gilia capitata, Globe Gilia
- Helianthus annuus, Sunflower
- Lupinus spp., Lupine
- Nemophila menziesii, Baby Blue Eyes

Monumentation:

Portola Hills has a distinct local identity and history. There is an opportunity for the design of Portola Center monumentation to reflect this identity and stand apart from, and be unique to, the mass adoption of "Irvine" styled monumentation. The attached "Regional Characteristics" offers a suggestion for materials and usage for walls, fences, and thematic treatment of entry monumentation. Many residents commented on our Portola Hills Direct Facebook Page, that they would prefer, what could be summarized as, a more "Organic" and natural look from the current monumentation concepts.

12-5

The exact plant material used in combination with the MSE retaining walls is a big concern and there is a strong desire for those walls to blend in and look as natural as possible using groupings of plants

hopefully from the attached list. Appropriate plant selection for MSE retaining walls is crucial and needs careful consideration to achieve desired results. Hopefully the SEIR will clarify and provide more accurate simulations of what is proposed. A naturalized look for MSE walls would not include Bougainvillea species as has been graphically depicted thus far. Please strive to achieve something visually similar to the example that was shown of Newport Coast.


12-5

Our setting is a bit different and consideration for fuel modification zones certainly applies but we are confident that the project landscape architect can design something much more harmonious and compatible with a natural setting. Proposed walls and fences should also be in keeping with regional site characteristics and should be revised accordingly.

12-6

The Developer has worked well with both the City and the Portola Hills Community to address concerns with the development. We hope that our input will be considered in making Portola Center, not only compatible with Portola Hills, but become a signature project that reflects the rich heritage of the local area

Sincerely,



Ian and Amanda Morrell

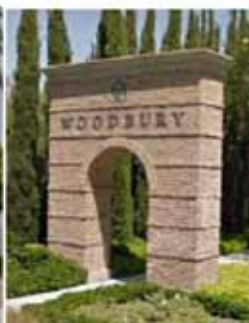
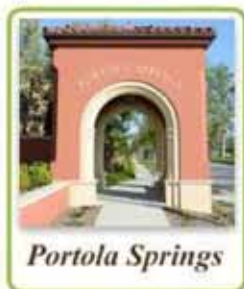
Attachments:

Area Plan Review by Portola Hills Residents
Regional Characteristics of Portola Hills.

Cc: Gayle Ackerman, City of Lake Forest

May 23, 2013
Presentation on Portola Center Draft Area Plan
Community Comments on Proposed Portola Center Monuments

Guess Baldwin toured Irvine and wants to go with their "look." Monumentation from Cypress Village and Portola Springs compared with the Portola Center proposal.



I wish they didn't feel the need to put in a large structure. I much prefer the natural beauty of the hills. But as far as style, it is pretty classic.

17 hours ago · Like · 2

Both of them are from Irvine. The concept in January was more in tune with the look and feel of the Trabuco Canyon area. Now it appears they want a more sophisticated look that may be more appropriate for an urban area. I'd prefer to see the design incorporate the heritage of Trabuco Canyon (O'Neill park walls, etc....) then try to mimic the faddish Tuscan look of Irvine.

17 hours ago · Like · 2

Can't they do something simple? We are not pretentious like Irvine.

10 hours ago · Unlike · 2

Don't like it. Yes, way to pretentious. It needs to blend in with the rest of the PH area.

about an hour ago · Like

I hope they don't put up huge stacked stone monuments and tall Italian cypress! The Mediterranean look is so out of character with this neighborhood. IMO. I had hoped they would go for more rural 'country trails and horses' kind of thing. Are they going to clear out and landscape all of the slopes?

56 minutes ago · Like

I also wish they would keep it simple and natural, similar to what Oakley did.

2 minutes ago via mobile · Like

The proposed Portola Center monumentation reminds me of the parking lot kiosk outside of Kohl's in RSM.



Like · · Unfollow Post · 17 hours ago

Portola Hills deserves better monumentation for our entry way. The monuments should reflect the natural aesthetic of our community and incorporate features reflecting the wilderness that surrounds us.

May 23, 2013

Presentation on Portola Center Draft Area Plan

Community Comments on Proposed Portola Center Monuments

"The early California Heritage design theme is meant to blend with the existing Portola Hills residential design yet maintain its own community identity." Portola Center Draft Area Plan, page 86. Images depicting how this will "blend."



Looks like Portola Springs to me.

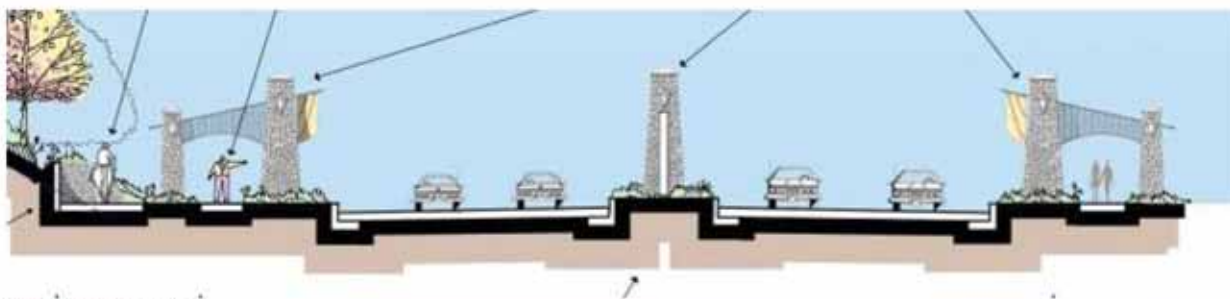
20 hours ago · Like · 1

Oh gag, yet another mindless and pretentious bs design.

20 hours ago · Like

Changes in concepts

Concept from January 2013



Concept from May 2013



Plant Pallet

January 2013

Saddleback Ranch Road Street Tree: Holly Oak

May 2013

Saddleback Ranch Road Street Tree: Sweet Bay

May 23, 2013

Presentation on Portola Center Draft Area Plan

Community Comments on Proposed Portola Center Monuments

Landscaping along Saddleback Ranch is proposed to be Mediterranean.....Completely different from the rest of Saddleback Ranch (although the existing does need "refreshing."

Area 1: Glenn Ranch Road & Saddleback Road

Glenn Ranch Road Street Tree:

Quercus ilex Holly Oak Kc 0.3

Saddleback Road Street Tree:

Laurus nobilis 'Saratoga' Sweet Bay Kc 0.3

Shrubs, Ornamental Grasses & Groundcovers such as, but not limited to:

Aloe Vera Medicinal Aloe Kc 0.3

Anigozanthos hybrids Kangaroo Paw Kc 0.3

Dianella species Flax Lily Kc 0.5

Limonium perezii Sea Lavender (See Note #4) Kc 0.4

Rosmarinus officinalis 'Huntington Carpet' Rosemary Kc 0.3

Senecio mandraliscae Kleinia Kc 0.4

Tulbaghia violacea Society Garlic Kc 0.5



[Like](#) · [Unfollow Post](#) · [May 22 at 2:21pm](#)

I am anxious to find out what their version of Mediterranean landscaping means, or, if they ever have actually been there to see for themselves.

[May 22 at 2:29pm](#) · [Like](#) · 2

is a code word for any plants that grow in a low-water environment, such as California, Australia, and of course, the Mediterranean region. I think they should have a more native plant palette that reflects the local natural area around us.

[May 22 at 2:34pm](#) · [Like](#) · 2

I thought Baldwin stated they were going to stay with more native species.

[May 22 at 3:26pm](#) · [Like](#) · 1

I did too.....something to mention tomorrow night....I need to learn to spell Mediterranean!

[May 22 at 3:28pm](#) · [Like](#)

Does the new raised median on Sdb Rnc Rd mean they're planning to widen (lol) or just reduce it to one lane as I don't think it's wide enough for both lanes each way with a raised median, right?

[May 22 at 3:41pm](#) · [Like](#)

I recall two lanes up to Millwood, then one lane up the hill.

[May 22 at 4:01pm](#) · [Like](#)

They are choking traffic wherever possible on SRR (Except at the school) to encourage folks to go up and over GRR to El toro, then make two lefts to get in off Ridgeline, which has had its speed limit reduced in recent years...

[May 23 at 8:08pm](#) · [Like](#)

May 23, 2013

Presentation on Portola Center Draft Area Plan

Community Comments on Proposed Portola Center Monuments

They are trying to "hide" the horrible retaining walls behind trees. This whole setup is going to really stink for anyone and everyone leaving our development via SRR. Heck, it already is tough at peak hours!

May 24 at 2:18pm · [Like](#)

The draft environmental document is suppose to be out in June. It'll be interesting to see what they do.

May 24 at 4:21pm · [Like](#)

The planting scheme is a very generic SoCal plant list, although Irvine has perfected this. The only thing missing from the list is white Iceberg roses. Up by where I live (close to Concourse Park), my hillside is covered in Cape honeysuckle, a S-Afr...[See More](#)

May 24 at 5:30pm via mobile · [Like](#)

12-7



Regional Characteristics of Portola Hills (Portola Center Project)

In 1769, Gaspar De **PORTOLA** toured this area of Orange County. During that expedition, one of his soldiers lost his "**TRABUCO**" or musket (Source: OC Parks, <http://ocparks.com/parks/oneill/history>).

The Regional Characteristics of **PORTOLA** Hills and **TRABUCO** Canyon reflect this heritage:

Walls: Miles of low walls made of random sized stone, probably constructed in the 1930's era. Along the entire property line of O'Neill Regional Park along Live Oak Canyon

Fencing: Rail fencing painted white. Found in numerous locations along Live Oak Canyon Road, entries to housing clusters, and the Horse Stables.

Predominant Trees: Multi-trunk Coast Live Oak and Multi-trunk California Sycamore

Recent Interpretations:

Hamilton Oaks Community: Use of Stone Pilasters and 3 rail fencing

Santiago Canyon Estates: Combination use of Stone Walls, Pilasters and Concrete 3 Rail Fencing.



12. RESPONSES TO COMMENTS FROM IAN AND AMANDA MORRELL, DATED AUGUST 12, 2013.

- 12-1 The comment states that states that the Saddleback Ranch Road/Glenn Ranch Road intersection would go from LOS A under Existing Conditions to LOS D under the cumulative Buildout Conditions. Depending on the methodology used for the analysis (HCM versus ICU), the intersection remains at LOS A between the Existing Condition and Buildout Plus Project Condition under the ICU methodology and goes from LOS B in the Existing Condition to LOS C in the Buildout Plus Project Condition under the HCM methodology.

Draft SEIR page 5.5-42 will be revised, as follows (refer to Section 3.0, *Errata*, of this Final SEIR):

Project implementation would result in a three-way unsignalized intersection at Saddleback Ranch Road and Project Driveway 1. Due to the closely spaced intersections that would occur with the addition of Project Driveway 1, an operational analysis was conducted to consider how the Saddleback Ranch Road/Glenn Ranch Road intersection and the Project Driveway 1/Saddleback Ranch Road intersection would function together for existing and buildout year 2030 without and with project conditions. Results for the Buildout Plus Project Condition indicate ~~an acceptable LOS D or better C operations in both the free-right turn and controlled right turn options at the Saddleback Ranch Road/Glenn Ranch Road intersection~~ at the Saddleback Road/Glenn Ranch Road intersection under the southbound free-right turn lane option, the proposed project. The option consisting of a permitted southbound right turn lane at the Saddleback Ranch Road/Glenn Ranch Road intersection would cause the overall intersection to operate at LOS D in the Buildout Plus Project Condition. Under both the a.m. and p.m. peak periods, both intersections would operate at an acceptable LOS under all scenarios and result in queue lengths that are contained within the respective turn pockets. Thus, the project would not cause a significant operational impact at the Saddleback Ranch Road/Glenn Ranch Road intersection.

Since LOS D operations are considered acceptable within the City of Lake Forest, there are no significant impacts that result at the Saddleback Ranch Road/Glenn Ranch Road intersection. Further, other cumulative projects in the study area as shown in Table 4-1, *Cumulative Projects List*, in the Draft SEIR would contribute to the increase in traffic volumes and thus the LOS C/D operations reflects the contributions from these other development projects.

- 12-2 As discussed on page 5.5-17, exchange of soil between the three Portola Center Planning Areas is expected to generate on average of 60 truck trips per hour (30 round trips) during the off-peak hours of 9:00 a.m. to 3:00 pm. Using a factor of 2.5 and treating these hauling trips as “equivalent vehicle trips” would result in 150 equivalent vehicle trips per hour, well below the capacity of the Saddleback Ranch Road and Glenn Ranch Road intersections and road segments that would be affected by the haul trips. As discussed on page 5.5-17 of Section 5.5, *Traffic/Circulation*, of the Draft SEIR, in order to reduce the impact of construction-related traffic, these hauling trips would be confined to the Project driveways



and would be subject to a Construction Management Plan (recommended Mitigation Measure TRA-1). The Construction Management Plan would include, but not be limited to: limiting hauling activities to off-peak hours, identification of appropriate haul routes to avoid traffic disruptions, and prohibition of construction worker parking along local streets. Implementation of a Construction Management Plan would ensure potential impacts associated with construction related traffic would be reduced to a less than significant level. Further, as discussed in Section 5.6, *Air Quality*, of the Draft SEIR, implementation of the applicable OSA Mitigation Measure 3.3-1 (as clarified in the Draft SEIR) would require the minimization of obstruction of through-traffic lanes and would require temporary traffic controls such as a flag person during all phases of construction when needed to maintain smooth traffic flow. Construction would be required to be planned so that lane closures on existing streets are kept to a minimum. Thus, with implementation of the Construction Management Plan (Mitigation Measure TRA-1) and the applicable OSA PEIR Mitigation Measure 3.3-1 (as clarified in the Draft SEIR), potential traffic-related impacts during construction, particularly with regard to potential interference with school-related traffic, would be reduced to less than significant levels.

- 12-3 OSA PEIR Mitigation Measure 3.3-7 includes compliance with Section 23114 of the California Vehicle Code, which requires that haul trucks prevent their contents from escaping the vehicles by covering their loads or by maintaining two feet (24 inches) of freeboard. Additionally, it should be noted that the vehicles hauling material between the Portola Center sites would cross Glenn Ranch Road and Saddleback Ranch Road, and would not actually travel along these roadways.

Further, OSA PEIR Mitigation Measure 3.3-7 requires various measures to reduce the levels of fugitive dust that would emanate during construction of the project. Some of these dust control measures include watering the site and access roads three times per day, replacing ground cover, suspension of earthwork activities when wind speeds exceed 25 miles per hour, daily street sweeping, and limiting speeds on unpaved roads. SCAQMD Rule 403 prohibits visible dust from emanating beyond the boundaries of the construction site. These measures are intended to avoid impacts to the residents adjacent to the construction site and would limit the dust and debris on the roadways as well as what would occur on neighboring properties.

- 12-4 Please refer to Response 12-5.

- 12-5 The proposed plant palette for the project is consistent with the City's requirements, including the fuel modification zone. Any neighborhood and community signage and monumentation associated with the Project would be required to comply with applicable design guidelines in the Portola Center Area Plan. As discussed in Section 5.1, *Aesthetics*, of the Draft SEIR, the proposed residential and commercial uses would be subject to compliance with the City's Zoning Code, as well as the Area Plan Community Design Guidelines and Development Standards (Area Plan Chapter 6) with respect to site planning (building height and setbacks, screening, and landscaping), walls and fences, and architectural design (styles and components). Among other features, the project also proposes conventional concrete block retaining walls and Mechanically Stabilized Earth (MSE) Walls along the site's southern and eastern edges, as well as along Glenn Ranch Road, and



intermittently throughout the interior portions of the project. In addition to Retaining Wall Design Guidelines, the proposed project would be required to install appropriate landscaping and/or architectural treatments, similar in character to the surrounding community, in order to minimize the appearance of hardscape and/or to break up the visual monotony imposed by large wall features (Mitigation Measure AES-1). With implementation of the Retaining Wall Design Guidelines and Mitigation Measure AES-1, the project's impacts to the character/quality of the area would be reduced to less than significant levels.

12-6 Please refer to Response to 12-5.

12-7 These comments are acknowledged. The Commenter has provided previous comments submitted as part of a community workshop for the proposed Area Plan pertaining to monumentation, landscaping, and other treatment. No environmental issues are raised by the Commenter, so no further response is required.

From: Elizabeth Wallace
To: Tai, Carrie
Subject: comments to EIR
Date: Monday, August 12, 2013 4:16:58 PM

From: Elizabeth Wallace
 19241 Jasper Hill Rd.
 Trabuco Canyon, CA 92679
eltwallace@gmail.com

To: Ms. Carrie Tai
 Senior Planner
 City of Lake Forest
 25550 Commercentre Drive
 Lake Forest, CA 92630
ctai@lakeforestca.gov

Re: Subsequent EIR for Portola Center

Date: August 12, 2013

Dear Ms. Tai:

I am concerned about the impact of increased traffic on the existing Portola Hills neighborhood. The reduction of service level from "A" under current conditions to "D" during peak hours at project buildout at the intersection of Saddleback Ranch Road and Glenn Ranch Road is unacceptable. Please consider further study to improve circulation and flow at this critical intersection in our community.

13-1

The intensity of the grading traffic and resulting air quality impacts and noise will adversely impact our community. Will the grading trucks be covered as they cross Glenn Ranch Road to reduce dust?

13-2

I understand the need for noise impact walls on the project nearest Glenn Ranch Road. And although plexiglass panels as noise walls are excellent for aesthetics, I have anecdotal experience regarding plexiglass walls impact on wildlife. The glass panels are hazardous to birds because birds do not see the wall and will fly directly into the wall –causing injury and death. My neighbor's plexiglass wall is responsible for the death of almost five birds a week. Please consider requiring the developer to install some sort of visible barrier that can be perceived by wildlife if the developer installs plexiglass sound walls.

13-3

We appreciate being included in workshops with the planning commission. Our shared experience working together with the City and the builder has improved the project. We look forward to working together in the future.

Sincerely,

Elizabeth Wallace

Elizabeth Wallace
 Wallace Fine Art

Trabuco Canyon, CA
 cell: 949-370-0590



13. RESPONSES TO COMMENTS FROM ELIZABETH WALLACE, DATED AUGUST 12, 2013.

13-1 Refer to Response to Comment 12-1.

13-2 Refer to Response to Comments 12-2 and 12-3.

13-3 The City of Lake Forest General Plan Noise Element establishes that noise levels in excess of 65 dB CNEL would result in a significant noise impact if not mitigated. A majority of the homes and multifamily buildings along Glenn Ranch Road and Saddleback Ranch Road would experience exterior noise levels between 62 and 69 dB CNEL. Mitigation Measure N-2 requires exterior noise impacts to be mitigated by constructing 6-foot high noise barriers (i.e., sound walls or berms) at the homes adjacent to Glenn Ranch Road and Saddleback Ranch Road. The noise walls may be constructed of five-eighth inch thick acrylic glass, any masonry material, an earthen berm or a combination of these materials. Thus, the use of sound-rated glass view walls is an option available to the project to mitigate these exterior noise levels.

A variety of studies have been conducted on the issue of birds flying into glass structures and walls. The most common occurrence tends to be associated with very large walls of highly reflective glass where the glass wall is not interrupted by framing or other solid non-glass structural features and the glass is reflecting what the bird perceives as a natural environment, such as tall trees and lush landscaping. These reflective glass walls/windows also tend to be found most commonly on office buildings and the glass tends to be highly reflective for architectural reasons.

In the case of Portola, the use of sound-rated glass view walls (i.e., walls containing glass panels) will most typically occur along Saddleback Ranch Road and the north side of Glenn Ranch Road along the rear yard property line upslope of retaining wall and manufactured slope areas. These walls will be six feet in total height and incorporate a masonry base and posts along with a frame for the glass panels, non-glass structural components that will help to establish a visual barrier for flying birds by breaking up the visual effect of the glass panels. The walls will also be set back from the top of slope several feet for structural reasons. To meet Orange County Fire Authority (OCFA) fuel modification requirements, the area below the view walls will be landscaped with low cover shrubs and carefully spaced OCFA-approved tree specimens. Trees will not be planted at or near the top of slope for fire safety reasons and to protect the views of the private homeowners. Therefore, these areas, particularly the areas immediately adjacent to the view walls, are not expected to support large populations of bird species.

The slopes along Saddleback Ranch Road and Glenn Ranch Road will be landscaped with predominantly non-native/ornamental vegetation, vegetation not likely to support protected native bird species, the loss of which might be considered significant absent other mitigating factors. These areas will also be significantly lower in elevation compared to the view walls and backyards of the homes above, reducing the likelihood that birds residing on the slopes below these rear yards will fly directly toward the rear yards and consequently the glass view walls. It is anticipated that the combination of these factors—the relative location of the



view walls set back from the top of slope, the nature of the terrain and vegetative cover below the view walls, and the non-glass structural components and framing of the view walls themselves helping to create a visual barrier—would significantly reduce the incidence of birds accidentally flying into a glass view wall. Thus, impacts in this regard are less than significant.



3.0 Errata



3.0 ERRATA

Changes to the Draft Subsequent Environmental Impact Report (Draft SEIR) are noted below. A double-underline indicates additions to the text; strikeout indicates deletions to the text. Changes have been analyzed and responded to in Section 2.0, *Response to Comments* of the Final SEIR. The changes to the Draft SEIR do not affect the overall conclusions of the environmental document. Changes are listed by page and, where appropriate, by paragraph. All mitigation measure modifications have been reflected in Section 4.0, *Mitigation Monitoring and Reporting Program* of the Final SEIR.

SECTION 5.2, CULTURAL RESOURCES

OSA Mitigation Measure 3.5-1, Draft SEIR Page 5.2-30, 2nd Bullet under Paragraph h

- Evidence that all cultural materials collected during the grading monitoring program has been curated, and therefore shall be professionally curated and made available to other archaeologists/ researchers for further study. The collections and associated records shall be transferred, including title, to the John D. Cooper Archaeological and Paleontological Curation Center, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

**Added text to this portion of OSA Mitigation Measure 3.5-1 is noted in bold text.*

SECTION 5.3, GEOLOGY AND SOILS

Standard Condition of Approval G-1, Draft SEIR Page 5.3-16

- G1 Prior to the issuance of precise grading permits, the applicant shall prepare and submit a final (precise) grading plan to the ~~Building Division of the Development Services Department~~City Engineer showing building footprints, new and revised pads and elevations of finished grades, drainage routes, retaining walls, erosion control, slope easements, structural best management practices conforming to the approved water quality management plan, and other pertinent information.

SECTION 5.4, HYDROLOGY AND WATER QUALITY

Draft SEIR Page 5.4-1, Last Paragraph

The San Diego Creek Watershed covers ~~412.2~~ 119.2 square miles in central Orange County. Its main tributary, San Diego Creek, drains into Upper Newport Bay. Smaller tributaries include Serrano Creek, Borrego Canyon Wash, Agua Chinon Wash, Bee Canyon Wash, Peters Canyon Wash, Sand Canyon Wash, Bonita Canyon Creek, and the Santa Ana Delhi Channel.



Draft SEIR Page 5.4-10, 1st, 2nd, 3rd Paragraphs

There are no preexisting water quality issues associated with the project site. However, the majority of the project site is tributary to Aliso Creek. Aliso Creek is under the San Diego Regional Water Quality Control Board (RWQCB), which has listed Aliso Creek, ~~and Aliso Creek Mouth, and Aliso Beach~~ on the 303(d) list of impaired water bodies. Existing pollutants affecting Aliso Creek are indicator bacteria, phosphorus, selenium, total nitrogen as N, and toxicity. Pollutants affecting Aliso Creek Mouth ~~and Aliso Beach~~ are ~~is~~ indicator bacteria. In 2010 the San Diego RWQCB adopted TMDLs for indicator bacteria for beaches and creeks in the San Diego region including those within the Aliso Creek Watershed.

The remaining portion of the project site is tributary to Serrano Creek. Flows to Serrano Creek drain to San Diego Creek Reach 2 and San Diego Reach 1, which extends to Upper Newport Bay. Further downstream are Lower Newport Bay and the Pacific Ocean. Serrano Creek, San Diego Creek, and Newport Bay are under the jurisdiction of the Santa Ana RWQCB, which has listed Serrano Creek, San Diego Creek Reach 2, San Diego Creek Reach 1, Newport Bay (Upper) and Newport Bay (Lower) on the 303(d) list of impaired water bodies. Existing pollutants affecting Serrano Creek are ammonia (unionized) and pH. Pollutants affecting San Diego Creek Reach 2 are nutrients, sedimentation/siltation, and unknown toxicity. Pollutants affecting San Diego Reach 1 are fecal coliform, nutrients, pesticides, sedimentation/siltation, selenium, and toxaphene. Pollutants affecting Newport Bay (Upper) are chlordane, copper, dichlorodiphenyltrichloroethane (DDT), indicator bacteria, metals, nutrients, PCBs, pesticides, sediment toxicity, and sedimentation/siltation. Pollutants affecting Newport Bay (Lower) are chlordane, copper, DDT, indicator bacteria, nutrients, PCBs, pesticides, and sediment toxicity. The Santa Ana RWQCB has adopted TMDLs for sediment, nutrients, and fecal coliform for the Newport Bay Watershed. Additionally, the EPA has adopted TMDLs toxics for the San Diego Creek/Newport Bay Watershed.

The project site does not contain or discharge directly to Environmentally Sensitive Areas or Areas of Special Biological Significance; refer to the discussion of Environmentally Sensitive Areas under 5.4.2, Regulatory Setting.

Draft SEIR Pages 5.4-10 and 5.4.11

- AGR – Agricultural Supply;
- REC1 – Water Contact Recreation (Potential);
- REC2 – Non-Contact Water Recreation;
- WARM – Warm Freshwater Habitat; and
- WILD – Wildlife Habitat.

The following beneficial uses have been identified for Aliso Creek Mouth:

- REC1 – Water Contact Recreation (Potential);
- REC2 – Non-Contact Water Recreation;
- WILD – Wildlife Habitat;
- RARE – Rare, Threatened, or Endangered Species; and
- MAR – Marine Habitat.



Draft SEIR Page 5.4-14, Inserted as the Last Paragraph under the Orange County Public Works Subheading

Pursuant to San Diego RWQCB Resolution No. R9-2010-001 (Amending the Water Quality Control Plan for the San Diego Basin (9) to Incorporate Revised Total Maximum Daily Loads for Indicator Bacteria – Beaches and Creeks in the San Diego Region), the County of Orange and watershed cities of Aliso Viejo, Laguna Beach, Laguna Hills, Laguna Niguel, Laguna Woods, Lake Forest and Mission Viejo developed an Aliso Creek Watershed Comprehensive Load Reduction Plan (CLRP) to address indicator bacteria impaired segments and other watershed 303(d) listings. This plan was submitted to the San Diego RWQCB on October 4, 2012 and included a list of existing and proposed BMPs, special studies, and planned development and re-development projects to consider as part of pollutant load reduction planning. The Portola Center Project was considered as part of the CLRP. Specifically, the CLRP acknowledges that there are certain new Priority Redevelopment Projects within the City of Lake Forest that have (or will have) WQMPs and treatment control BMPs imposed. The Priority Redevelopment Projects include all of the projects covered by the OSA PEIR. Thus, because the Final WQMP for the proposed project would be required to comply with all applicable BMP requirements of the current San Diego RWQCB MS4 permit (R9-2009-002), the project would also achieve the reduction goals outlined in the CLRP.

Draft SEIR Page 5.4-15, 2nd Paragraph

The 2010 303(d) list identifies impairments in Aliso Creek for indicator bacteria, phosphorus, selenium, total nitrogen as N, and toxicity, ~~pathogens, nutrients, metals/metalloids, and nutrients~~, which characterize Aliso Creek as an ESA. If a new development or redevelopment project occurring in the City of Lake Forest involves the addition of 2,500 square feet or more of impervious surface and is located within 200 feet of Aliso Creek or any area identified as ESA, the project qualifies as priority project and is subject to the WQMP requirements.

Draft SEIR Page 5.4-18, 2nd Paragraph, 2nd Sentence under Subsection 5.4.4 Overview of OSA PEIR Hydrology and Water Quality Analysis

Although the property is vacant, grade leveling, landscaping, and stormwater Best Management Practices (BMP), which tend to reduce the amount of stormwater runoff, and in some cases increase the amount of infiltration, ~~which would~~ offset the potential increase in runoff due to increased impervious surfaces.

Draft SEIR Page 5.4-20, Last Paragraph

Exhibit 5.4-3, *Preliminary Detention/Hydromodification and Water Quality Facilities*, depicts the proposed project's stormwater/water quality facilities. The project would include 10 new underground detention basins, seven of the 10 with underground water quality treatment and water quality treatment basins (these seven are large-concrete vaults with modular wetlands incorporated) and one new aboveground open basin (i.e., above-ground earthen combination hydromodification, retention, and detention and water quality treatment basin) in order to treat and/or reduce the runoff associated with the proposed project. Three underground basins would be located partially or completely under parking lots (Basin #2, #3, and #4) and the remaining underground basins would



be located underneath park areas. The aboveground open basin would be located along the eastern perimeter of the project site in the project's fuel management zone.

Draft SEIR Page 5.4-28, 5th Paragraph

~~In addition to Basin #2, the project would include seven hydromodification/water quality treatment basins, one hydromodification only basin, and two underground combination water quality, hydromodification, and detention basins. eight underground flow-through hydromodification/water quality (HYD/WQ) chambers, and one flow-through open basin for detention, hydromodification, and water quality (Basin #9).~~ Nuisance runoff, and runoff during minor storms of up to 10-year frequencies, would be diverted and routed through the underground HYD/WQ chambers for treatment and flow-retardation (to meet hydromodification requirements) prior to being released to the downstream storm drain system.

Draft SEIR Page 5.4-29, 5th Paragraph, 2nd Sentence

The project site does not contain or discharge directly to any Environmentally Sensitive Areas or Areas of Special Biological Significance.

Draft SEIR Pages 5.4-29 and 5.4-30

Pollutants of Concern

The WQMPs identify primary and secondary pollutants of concern, which are anticipated to be generated by the proposed project. Pollutants of concern are differentiated between primary and secondary depending on the condition of downstream receiving waters. If the project will drain to receiving water that is impaired for a pollutant anticipated from that project, that pollutant is a primary pollutant of concern. Primary project pollutants of concern for the Aliso Creek Watershed are toxicity, selenium, bacteria, viruses, total nitrogen (N), and phosphorus (nutrients). Secondary project pollutants of concern are sediment, pesticides, trash and debris, oxygen-demand substances, and oil and grease. Primary project pollutants of concern for the Newport Bay Watershed are ammonia (unionized), pH, nutrients, pesticides, sedimentation/siltation, selenium, toxaphene, chlordane, copper, DDT, indicator bacteria, metals, PCBs, and sediment toxicity, bacteria and viruses, sediment, and pesticides. Secondary project pollutants of concern are ~~nutrients~~, trash and debris, oxygen-demanding substances, and oil and grease. BMPs are identified in order to reduce the discharge of pollutants in storm water runoff. Recommended BMPs include site design, source control, and treatment control measures; refer to Section 6 of the WQMP (included as Appendix 11.4) for a complete list of BMPs. The Final WQMPs, approved by the City, would provide the final BMPs applicable to the proposed project (OSA PEIR Mitigation Measure 3.8-1, as modified). Implementation of the Final WQMP would ensure that post-construction water quality impacts, including impacts to beneficial uses of receiving waters and indirect impacts to jurisdictional waters, associated with Tentative Tract Map 15353 and 17300 would be reduced to the Maximum Extent Practicable (MEP). Additionally, the proposed project would be required to comply with OSA PEIR Mitigation Measures 3.8-2 and 3.8-4, which require the applicant to submit a landscape design plan, join the Nitrogen and Selenium Working Group, implement BMPs to reduce nutrients in the watershed, and prepare a pesticide management program. Post-construction water quality impacts associated with the proposed project would be reduced to a less than significant level.



Draft SEIR Page 5.4-30 under Applicable OSA PEIR Mitigation Measures Subheading

3.8-2 ~~All City landscape contractors and project developers shall be required, as part of their contract, Prior to the issuance of a grading permit approval of a~~ **Master Landscape Plan** ~~the applicant shall to submit to the City a landscape design plan including that includes~~ the following elements:

- Maximized use of native plant species with minimum water and fertilizer requirements
- Watering shall be kept to the minimum necessary to maintain new landscaping
- Drip irrigation shall be used only until the native landscaping is established
- Minimal use of fertilizers and pesticides

**Modified text to this portion of OSA Mitigation Measure 3.8-2 is noted in bold text.*

SECTION 5.5 TRAFFIC/CIRCULATION

Draft SEIR Page 5.5-19 under Additional Mitigation Measures Subheading

TRA-1 Prior to issuance of any grading permits, a Construction Management Plan shall be submitted for review and approval by the Director of Public Works Development Services. The Construction Management Plan shall, at a minimum, address the following:

Draft SEIR Page 5.5-29 under Standard Conditions of Approval Subheading, FFP1 Paragraph, 4th Bullet

FFP1 Prior to the issuance of a building permit, the applicant shall pay fees to the City of Lake Forest as prescribed in the Major Thoroughfare and Bridge Fee Program, including but not limited to the following:

- Foothill Circulation Phasing Plan – ~~Zone 2, 3, 4, 5 or 8~~
- Foothill/Eastern Transportation Corridor – ~~Zone A or Zone B~~
- Santiago Canyon Road
- **Drainage Fees (\$945.00/Acre)**
- El Toro Road
- LFTM Program

**Modified text to this portion of OSA Standard Condition of Approval FFP1 is noted in bold text. This fee was a Standard Condition at the time of the preparation of the OSA PEIR; however, it is no longer applicable.*



Draft SEIR Page 5.5-39, 4th paragraph under Impact Statement TRA-7

The project proposes approximately 1.5 lineal miles (1.5 acres) of new hiking and walking trails and trail amenities including rest areas, viewing areas, and par course-style activity nodes encircling the South Planning Area with connections from the 5.0 acre public Neighborhood Park on the western edge of the site to the eastern edge of Glenn Ranch Road. Class II, on-road, bike lanes ~~bicycle trails~~ would be located along Glenn Ranch Road and Saddleback Ranch Road.

Draft SEIR Page 5.5-42, 1st Paragraph

Project implementation would result in a three-way unsignalized intersection at Saddleback Ranch Road and Project Driveway 1. Due to the closely spaced intersections that would occur with the addition of Project Driveway 1, an operational analysis was conducted to consider how the Saddleback Ranch Road/Glenn Ranch Road intersection and the Project Driveway 1/Saddleback Ranch Road intersection would function together for existing and buildout year 2030 without and with project conditions. Results for the Buildout Plus Project Condition indicate ~~an~~ acceptable LOS ~~D or better~~ C operations ~~in both the free right turn and controlled right turn options at the Saddleback Ranch Road/Glenn Ranch Road intersection~~ at the Saddleback Road/Glenn Ranch Road intersection under the southbound free-right turn lane option, the proposed project. The option consisting of a permitted southbound right turn lane at the Saddleback Ranch Road/Glenn Ranch Road intersection would cause the overall intersection to operate at LOS D in the Buildout Plus Project Condition. Under both the a.m. and p.m. peak periods, both intersections would operate at an acceptable LOS under all scenarios and result in queue lengths that are contained within the respective turn pockets. Thus, the project would not cause a significant operational impact at the Saddleback Ranch Road/Glenn Ranch Road intersection.

SECTION 5.6 AIR QUALITY

Draft SEIR Page 5.6-19, 5th Bullet

- Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour ~~over a 30-minute period.~~

SECTION 5.8 NOISE

Draft SEIR Page 5.8-19 under Additional Mitigation Measures Subheading

- N-1 Prior to issuance of grading permits, the project shall submit a plan that demonstrates, to the satisfaction of the Lake Forest City Engineer/Public Works Director ~~Development Services Department~~, that the project complies with the following:

Draft SEIR Page 5.8-19 under Applicable OSA Mitigation Measures Subheading

- 3.10-1 ~~A condition of approval shall be placed on all Site Development Permit and/or Use Permit approvals for site-specific developments, which states~~ Prior to issuance of grading permits, the project shall submit a plan that demonstrates, to the satisfaction of



the Lake Forest City Engineer/Public Works Director-Development Services Department: Construction staging areas and operation of earth moving equipment on a project site shall be located more than 25 feet away from sensitive receptors (such as residences, schools, hospitals). If equipment will be operated within 25 feet of any sensitive receptor, the applicant shall prepare a construction plan which quantifies the anticipated vibration levels associated with the construction (in VdB) and the length of time the construction is to occur, and documents efforts to minimize impacts associated with groundborne vibration.

**Modified text to this portion of OSA Mitigation Measure 3.10-1 is noted in bold text.*

DRAFT SEIR APPENDIX 11.1 - MODIFIED INITIAL STUDY/ENVIRONMENTAL CHECKLIST

SECTION 4.4 BIOLOGICAL RESOURCES

Draft SEIR Appendix 11.1, Page 4.4-43 under Applicable OSA PEIR Mitigation Measures

MM 3.4-2 Loss of Coastal Sage Scrub Habitat and Plant and Animal Species Protected by the NCCP/HCP. ~~Prior to recordation of a subdivision map or issuance of a grading permit, whichever comes first, the Applicant shall retain a qualified, permitted biologist to confirm the presence and quantity of coastal sage scrub habitat located on the project site.~~ [THE APPLICANT HAS COMPLIED WITH THIS REQUIREMENT] If coastal sage scrub habitat is found to be located on the project site, the Applicant shall submit proof to the Director of Development Services that in-lieu fees have been paid to the County of Orange Central/Coastal Natural Communities Conservation Plan (NCCP) Reserve. Currently, these fees are assessed at ~~\$50,000~~ **\$65,000** per acre of coastal sage scrub habitat lost.

**Modified text to this portion of OSA Mitigation Measure 3.4-2 is noted in bold text.*

SECTION 4.9 HYDROLOGY AND WATER QUALITY

Draft SEIR Appendix 11.1, Page 4.9-4 under Standard Conditions of Approval Subheading

SC DFN2 Prior to the issuance of a grading permit, the applicant shall demonstrate to the ~~Building Official~~ **City Engineer/ Public Works Director** that coverage has been obtained under California's General Permit for Storm Water Discharge Associated with Industrial Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number to the Building Official. Prior to the issuance of a grading permit, the applicant shall submit to the Building Official for review and approval a Stormwater Pollution Prevention Plan (SWPPP). A copy of the approved SWPPP shall be kept at the project site and available for review upon request.



SECTION 4.19 INVENTORY OF STANDARD CONDITIONS OF APPROVAL AND APPLICABLE OSA PEIR MITIGATION MEASURES

Draft SEIR Appendix 11.1, Page 4.19-3 under BIOLOGICAL RESOURCES Subheading

MM 3.4-2 Loss of Coastal Sage Scrub Habitat and Plant and Animal Species Protected by the NCCP/HCP. ~~Prior to recordation of a subdivision map or issuance of a grading permit, whichever comes first, the Applicant shall retain a qualified, permitted biologist to confirm the presence and quantity of coastal sage scrub habitat located on the project site. [THE APPLICANT HAS COMPLIED WITH THIS REQUIREMENT]~~ If coastal sage scrub habitat is found to be located on the project site, the Applicant shall submit proof to the Director of Development Services that in-lieu fees have been paid to the County of Orange Central/Coastal Natural Communities Conservation Plan (NCCP) Reserve. Currently, these fees are assessed at ~~\$50,000~~ **\$65,000** per acre of coastal sage scrub habitat lost.

**Modified text to this portion of OSA Mitigation Measure 3.4-2 is noted in bold text.*

Draft SEIR Appendix 11.1, Page 4.19-6 under HYDROLOGY AND WATER QUALITY Subheading

SC DFN2 Prior to the issuance of a grading permit, the applicant shall demonstrate to the ~~Building Official~~ City Engineer/ Public Works Director that coverage has been obtained under California's General Permit for Storm Water Discharge Associated with Industrial Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number to the Building Official. Prior to the issuance of a grading permit, the applicant shall submit to the Building Official for review and approval a Stormwater Pollution Prevention Plan (SWPPP). A copy of the approved SWPPP shall be kept at the project site and available for review upon request.



4.0 Mitigation Monitoring and Reporting Program



4.0 MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring program. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring program must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

In compliance with Public Resources Code Section 21081.6, Table 1, *Mitigation Monitoring and Reporting Checklist*, has been prepared for the Portola Center Project (the proposed project). This Mitigation Monitoring and Reporting Checklist is intended to provide verification that all applicable Conditions of Approval relative to significant environmental impacts are monitored and reported. Monitoring will include: 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of records in the City of Lake Forest Portola Center Project file.

This Mitigation Monitoring and Reporting Program (MMRP) delineates responsibilities for monitoring the project, but also allows the City flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented. This includes the review of all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the Mitigation Monitoring and Reporting Checklist (Table 1). If an adopted mitigation measure is not being properly implemented, the designated monitoring personnel shall require corrective actions to ensure adequate implementation.

Reporting consists of establishing a record that a mitigation measure is being implemented, and generally involves the following steps:

- The City distributes reporting forms to the appropriate entities for verification of compliance.
- Departments/agencies with reporting responsibilities will review the Initial Study, which provides general background information on the reasons for including specified mitigation measures.
- Problems or exceptions to compliance will be addressed to the City as appropriate.
- Periodic meetings may be held during project implementation to report on compliance of mitigation measures.



- Responsible parties provide the City with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through existing review and approval programs such as field inspection reports and plan review.
- The City prepares a reporting form periodically during the construction phase and an annual report summarizing all project mitigation monitoring efforts.
- Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals.

Minor changes to the MMRP, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the City. No change will be permitted unless the MMRP continues to satisfy the requirements of Public Resources Code Section 21081.6.

The following subsections of the Draft SEIR contain a detailed environmental analysis of the existing conditions, project impacts (including direct and indirect, short-term, long-term, and cumulative impacts), recommended mitigation measures, and unavoidable significant impacts, if any. Based on the Modified Initial Study, as stated in Appendix 11.1, *Modified Initial Study and Notice of Preparation*, no significant impacts or no new significant impacts beyond those identified in the OSA PEIR would occur in regard to the following environmental issue areas:

- Light and Glare;
- Agricultural Resources;
- Biological Resources;
- Hazards and Hazardous Materials;
- Land Use and Relevant Planning;
- Mineral Resources;
- Population and Housing;
- Public Services and Utilities; and
- Recreation.

As a result, these issues are addressed in Section 8.0, *Effects Found Not To Be Significant*. In accordance with the City's *CEQA Significance Thresholds Guide* and Appendix G of the *CEQA Guidelines*, the following environmental issue areas were determined to have a potentially significant impact, as identified in Appendix 11.1, and have been included within this SEIR for further analysis:

- Aesthetics;
- Cultural Resources;
- Geology and Soils;
- Hydrology/Water Quality;
- Transportation/Traffic;
- Air Quality;
- Greenhouse Gas Emissions; and
- Noise.



For the purposes of the environmental analysis in the Draft SEIR, impacts were analyzed in each environmental issue area for the proposed project. If necessary, mitigation measures were recommended in order to reduce any significant impacts. As the SEIR was prepared for the Portola Center Project, the Standard Conditions of Approval and OSA PEIR Mitigation Measures were applied as appropriate. The “Mitigation Measures” are project-specific measures that would be required of the project to avoid a significant adverse impact; to minimize a significant adverse impact; to rectify a significant adverse impact by restoration; to reduce or eliminate a significant adverse impact over time by preservation and maintenance operations; or to compensate for the impact by replacing or providing substitute resources or environment. Modifications to the OSA PEIR Mitigation Measures were made in strikethrough and double underline text. Where further Mitigation Measures were required beyond what was recommended in the OSA PEIR, Additional Mitigation Measures were prescribed.



Table 1
MITIGATION MONITORING AND REPORTING CHECKLIST

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
AESTHETICS								
Standard Conditions of Approval								
LS1	Prior to the issuance of a building permit, the applicant shall submit to the Director of Development Services for review and approval a precise landscape and irrigation construction plan prepared by a licensed landscape architect for the project, <u>considering the Landscape Concept provided in the approved Area Plan, and</u> consistent with the approved Landscape Concept Plans for the project. conceptual landscape plans approved by the Planning Commission on _____, 200_____.	Applicant	Prior to Issuance of a Building Permit	Director of Development Services	Prior to Issuance of a Building Permit/ Review of Project Plans			
LS2	Prior to the issuance of a certificate of use and occupancy for the project, the applicant shall have installed landscaping and irrigation in accordance with the approved <u>Landscape Concept Plans plan</u> . The applicant shall submit a landscape installation verification letter to the Director of Development Services from a licensed landscape architect indicating that the landscaping for the project was installed in accordance with the approved plan.	Applicant	Prior to Issuance of Certificate of Occupancy	Director of Development Services	Prior to Issuance of Certificate of Occupancy/ Review of Project Plans			
ME2	Prior to issuance of a certificate of occupancy, the applicant shall insure that mechanical equipment placed on any roof such as, but not limited to, air conditioning, heating, ventilating ducts and exhaust fans shall be screened from view through the use of approved roof screens, recessed roof wells and/or use of the building parapets.	Applicant	Prior to Issuance of Certificate of Occupancy	City Building Inspector	Prior to Issuance of Certificate of Occupancy			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
MHC1	Within 60 days after the termination of the use of the subject property as a model home/sales complex, the parking lot and temporary fencing shall be removed or revised as necessary to comply with the current applicable zoning regulations. Within six months following the removal of the parking lot improvement and trailer, the lots upon which the parking lot and trailer were situated shall be either planted with grass or improved with dwellings.	Applicant	Within 60 days after the termination of the use of the subject property as a model home/sales complex; within six months following the removal of the parking lot improvement and trailer	Director of Development Services/ City Planner	Within 60 days after the termination of the use of the subject property as a model home/sales complex; within six months following the removal of the parking lot improvement and trailer			
The following are Standard Conditions of Approval considered as part of the City's Retaining Wall Design Guidelines, approved by City Council on June 15, 2010.								
RWDG1	An encroachment permit shall be obtained from the Public Works Department for any wall adjacent to or within the public right-of-way.	Applicant	After completion of project/ during Project operation	Public Works Department	Prior to Issuance of a Building Permit/ Review of Project Plans			
RWDG2	All retaining walls and associated landscaping shall be maintained in the City-approved condition.	Applicant/Property Owners Association	After completion of project/ during Project operation	City Planner	During Project operation			
The following conditions of approval shall be applied to any project that contains retaining walls which are: (a) under common ownership and/or (b) traverse multiple, independently-owned parcels:								
RWDG3	The Codes, Covenants, and Restrictions (CC&Rs) shall be submitted to the City for review and approval by the Director of Development Services, the Director of Public Works/City Engineer, and the City Attorney, prior to recordation. CC&Rs shall identify the entity (e.g., property owners association) responsible and liable for the maintenance and repair of all common area improvements and shall specify those improvements, including	Applicant	Prior to Recordation	Director of Development Services, Public Works Department/City Engineer, City Attorney	Prior to recordation			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	but not limited to: retaining walls, non-retaining walls, slopes, landscaping, irrigation and drainage improvements, private streets, driveways, walkways, and community facilities. The CC&R's shall identify the mechanism for funding all necessary (anticipated and unanticipated) maintenance and repairs.							
RWDG4	A property owner's association shall be formed for the purpose of assuming maintenance responsibility for retaining walls in all instances where retaining walls traverse multiple independently owned parcels.	Applicant	Prior to Issuance of a Building Permit	Director of Development Services/ Public Works Department	Prior to Issuance of a Building Permit			
Applicable OSA Mitigation Measures								
	No OSA PEIR Mitigation Measures are applicable to this topical area.							
Additional Mitigation Measures								
AES-1	To minimize visual impacts caused by the new wall features (i.e., retaining walls, MSE walls, and soundwalls), aesthetic treatments shall be developed consistent with the Portola Hills Area Plan (i.e., terraced, color treatment, textural treatment, varying materials, landscaping, etc.), in consultation with the Director of Development Services, for new walls within the proposed project (per the discretion of the City design review) prior to issuance of a grading permit. Structural themes (i.e., walls, sidewalk, etc.) shall be similar in character to the surrounding environment and shall be in conformance with the Portola Center Area Plan and Portola Hills Planned District, as applicable.	Applicant	Prior to Issuance of a Building Permit	Director of Development Services	Prior to Issuance of a Building Permit/ Review of Project Plans			
Modified Initial Study Mitigation Measures								
SC LG1	Prior to approval of an SDP, the applicant shall submit a photometric survey for the site. In addition, the applicant shall provide a note on the lighting plans that states no direct	N/A	N/A	N/A	N/A			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	lighting spillage shall be permitted to shine on any other property. The proposed lighting standards shall be hooded or shielded to focus the light downward. A Certificate of Occupancy shall not be issued until the lighting has been reviewed and approved by the Director of Development Services. SC LG1, MM 3.1-1, MM 3.1-2, and MM3.1-3 have been consolidated into a project-specific mitigation measure to avoid redundancy.							
MM 3.1-1	Prior to approval of any Site Development Permit for each specific development project, or issuance of permits for street, parking lot, park, association club house, or commercial light standards or light fixtures, the applicant shall submit a lighting plan to the Development Services Department for review and approval. The plan shall specify the lighting type and placement to ensure that the effects of security lighting are limited as a means of minimizing night lighting and the associated impacts to aesthetics. Prior to issuance of a building permit, the City of Lake Forest shall review the plans and specifications to ensure that all light fixtures will use glare-control visors, arc tube suppression caps, and will use a photometric design that maintains 70 percent of the light intensity in the lower half of the light beam. Completion of this measure shall be monitored and enforced by the City of Lake Forest. <u>The Plan/Study shall be prepared by a qualified engineer and shall demonstrate that all proposed on-site lighting will be properly shielded so as to prevent spillage onto adjacent property. The Lighting Plans shall include a note indicating that all lighting shall be shielded as necessary to minimize both skyward light emissions and impacts on adjacent properties.</u>	Applicant	Prior to approval of any Site Development Permit, or permits for street, parking lot, park, association club house, or commercial light standards or light fixtures.	Development Services Department	Prior to approval of any Site Development Permit, or permits for street, parking lot, park, association club house, or commercial light standards or light fixtures/ Review of Project Plans			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
MM 3.1-2	All lighting and advertising (including signage) shall be oriented in such a manner to reduce the amount of light shed onto adjacent residential development and incorporate "cut-off" shields as appropriate to minimize any increase in lighting at adjacent residential properties.	N/A	N/A	N/A	N/A			
MM 3.1-3	All interior floodlights, exterior parking lot, and other security lighting shall be directed away from adjacent uses and towards the specific location intended for illumination. State-of-the-art fixtures shall be used, and all lighting shall be shielded to minimize the production of glare and light spill onto both existing and proposed residential units. A lighting design plan shall be submitted to the City for approval at plan check for each specific development project.	N/A	N/A	N/A	N/A			
MM 3.1-4	Landscape illumination and exterior sign lighting shall follow the City's Municipal Code and applicable Planned Community design guidelines and be accomplished with low-level unobtrusive fixtures.	Applicant	Prior to Issuance of a Sign Permit, or Landscape Lighting Permit	Director of Development Services	Prior to Issuance of a Sign Permit, or Landscape Lighting Permit/ Review of Project Plans			
CULTURAL RESOURCES								
Standard Conditions of Approval								
	No Standard Conditions of Approval are applicable to this topical area.							
Applicable OSA Mitigation Measures								



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
3.5-1	<p>Prior to issuance of a grading permit for any site within the Project Area, a qualified archaeologist shall be retained by the Applicant for that grading permit to provide professional archaeological services. The archaeologist shall be present at the pre-grading conference to establish procedures for archaeological resource surveillance. Those procedures shall include provisions for temporarily halting or redirecting work to permit sampling, identification, and evaluation of resources deemed by the archaeologist to potentially be historical resources or unique archaeological resources under CEQA. If, before grading, any portions of the property subject to the grading permit have been identified as sites, which may have such resources present and may be impacted by development, the archaeologist shall conduct a site survey and records search and such further examination as may be needed to assess the significance of the resources. If the archaeological resource is determined to be a unique archaeological resource, options for avoidance or preservation in place shall be evaluated and implemented if feasible. In the event that avoidance or preservation in place is infeasible and the archaeologist determines that the potential for significant impacts to such resources exists, a data recovery program shall be expeditiously conducted. The archaeologist also shall conduct on-site archaeological monitoring for the grading operation. Should historical resources or unique archaeological resources be discovered during the grading operation, grading activities shall be modified to allow expeditious and proper analysis and/or salvage of the resources. Disposition of the resources shall be within the discretion</p>	Applicant	Prior to Issuance of a Grading Permit/ During Grading/ Construction Activities	Director of Development Services	Prior to Issuance of a Grading Permit/ Prior to Approval of Grading or Improvement Plans			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	<p>of the City of Lake Forest.</p> <p><u>A. Prior to Approval of Grading or Improvement plans, the Applicant shall implement a grading monitoring plan to mitigate potential impacts to undiscovered buried archaeological resources on the Portola Center Project to the satisfaction of the City of Lake Forest. This program shall include, but shall not be limited to, the following actions:</u></p> <p>1. <u>Provide evidence to the lead agency that a qualified archaeologist has been contracted to implement a grading monitoring program to the satisfaction of the City of Lake Forest. A letter from the Project Archaeologist shall be submitted to the City of Lake Forest Director of Development Services. The letter shall include the following guidelines:</u></p> <p>a. <u>The consulting archaeologist shall contract with a Native American monitor to be involved with the grading monitoring program.</u></p> <p>b. <u>The qualified archaeologist/historian and Native American Monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.</u></p> <p>c. <u>The consulting archaeologist shall monitor all areas identified for development.</u></p>							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	<p><u>d. An adequate number of monitors (archaeological/ historical/Native American) shall be present to ensure that all earth-moving activities are observed and shall be on site during all grading activities.</u></p> <p><u>e. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be on site full-time. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections shall be determined by the Principal Investigator.</u></p> <p><u>f. During the cutting of previously disturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be on site as determined by the Principal Investigator of the excavations. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections shall be determined by the Principal Investigator in consultation with the Native American monitor.</u></p> <p><u>g. Isolates and clearly non-significant deposits shall be minimally</u></p>							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	<p><u>documented in the field and the monitored grading can proceed.</u></p> <p><u>h. In the event that previously unidentified, potentially significant cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow for evaluation. The archaeologist shall contact the City of Lake Forest Director of Development Services at the time of discovery. Disposition of the resources shall be within the discretion of the City of Lake Forest. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist, then carried out using professional archaeological methods.</u></p> <p><u>i. If any human bones are discovered, the Principal Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.</u></p> <p><u>j. Before construction activities are allowed to resume in the affected</u></p>							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	<p>area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Principal Investigator shall determine the amount of material to be recovered for an adequate artifact sample for analysis.</p> <p>k. In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated at a facility that meets federal standards per 36 CFR Part 79, and therefore shall be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to the John D. Cooper Archaeological and Paleontological Curation Center, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.</p> <p>l. In the event that previously unidentified cultural resources are discovered, a report documenting the field and analysis results and interpreting the artifact and research data within the research</p>							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	<p><u>context shall be completed and submitted to the satisfaction of the City of Lake Forest prior to the issuance of any building permits. The report shall include Department of Parks and Recreation Primary and Archaeological Site Forms.</u></p> <p><u>m. In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the City of Lake Forest by the consulting archaeologist that the grading monitoring activities have been completed.</u></p> <p>2. <u>Provide evidence to the Lead Agency that the following notes have been placed on the Grading Plan:</u></p> <p>a. <u>The qualified archaeologist/historian and Native American monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the monitoring program.</u></p> <p>b. <u>During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be on site to perform full-time monitoring as determined by the Principal Investigator of the excavations. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.</u></p>							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	<p>c. <u>During the cutting of previously disturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be on site as determined by the Principal Investigator of the excavations. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections shall be determined by the Principal Investigator in consultation with the Native American monitor.</u></p> <p>d. <u>In the event that previously unidentified, potentially significant cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow for evaluation. The archaeologist shall contact the City of Lake Forest Director of Development Services at the time of discovery. Disposition of the resources shall be within the discretion of the City of Lake Forest. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist, then carried out using professional archaeological methods.</u></p> <p>e. <u>The consulting archaeologist shall monitor all areas identified for</u></p>							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	<u>development.</u> f. <u>If any human bones are discovered, the Principal Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.</u> g. <u>Prior to rough grading inspection sign-off, provide evidence that the field grading monitoring activities have been completed to the satisfaction of the City of Lake Forest. Evidence shall be in the form of a letter from the Project Archaeologist.</u> h. <u>Prior to final grading release, submit to the satisfaction of the City of Lake Forest, a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program. The report shall also include the following:</u> <ul style="list-style-type: none"> ▪ <u>Department of Parks and Recreation Primary and Archaeological Site Forms.</u> ▪ <u>Evidence that all cultural materials collected during the grading monitoring program has</u> 							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
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	<p><u>been curated, and therefore shall be professionally curated and made available to other archaeologists/ researchers for further study. The collections and associated records shall be transferred, including title, to the John D. Cooper Archaeological and Paleontological Curation Center, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.</u></p> <p>3. <u>In the event that no cultural resources area discovered, a brief letter to that effect shall be sent to the City of Lake Forest by the consulting archaeologist that the grading monitoring activities have been completed.</u></p>							
3.5-2	The qualified archaeologist retained shall prepare monthly progress reports to be filed with the site developer(s) and the City of Lake Forest.	Applicant/ Project Archaeologist	End of each month during grading/ construction activities	Project Engineer/ City of Lake Forest	End of each month during grading/ construction activities			
3.5-3	Artifacts recovered shall be prepared, identified, and cataloged before donation to the accredited repository designated by the City of Lake Forest. Any artifacts determined to be insignificant shall be offered to local schools for use in educational programs.	Applicant/ Project Archaeologist/ City of Lake Forest	During grading/ construction activities	City of Lake Forest	During grading/ construction activities			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
3.5-4	The qualified archaeologist retained shall prepare a final report to be filed with the site developer(s) and the City of Lake Forest. The report shall include a list of specimens recovered, documentation of each locality, interpretation of artifacts recovered and shall include all specialists' reports as appendices.	Applicant/ Project Archaeologist	At completion of grading/ construction activities	Applicant/ City of Lake Forest	Once grading/ construction activities are complete			
3.5-5	<p>Prior to issuance of a grading permit, a qualified paleontologist shall be retained by the site developer(s) to provide professional paleontological services. Specifically, during grading activities, the qualified paleontologist shall conduct on-site paleontological monitoring for the project site. Monitoring shall include inspection of exposed surfaces and microscopic examination of matrix to determine if fossils are present. The monitor shall have authority to divert grading away from exposed fossils temporarily in order to recover the fossil specimens. Cooperation and assistance from on-site personnel will greatly assist timely resumption of work in the area of the fossil discovery.</p> <p><u>1. The paleontologist shall conduct a pre-grade salvage program to collect and recover all significant paleontological resources previously recognized and recorded during the pre-grade survey of the property. All exposed specimens, even those occurring only as float, shall be collected at this stage of the mitigation. If the paleontologist of record is responsible for supervising the paleontological monitoring program during mass grading and earth-moving activities, all fossils salvaged at that time can be retained and processed with those recovered during the paleontological monitoring program.</u></p>	Applicant/ Project Paleontologist	Prior to Issuance of a Grading Permit/ During Grading/ Construction Activities	Director of Development Services	Prior to Issuance of a Grading Permit/ Prior to Approval of Grading or Improvement Plans			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	<p>2. <u>Prior to initiation of grading, the project Applicant shall provide written evidence to the City of Lake Forest that the Applicant has retained a County-certified paleontologist to observe grading activities, supervise the monitoring program and be responsible for all aspects of the Paleontological Mitigation Monitoring and Reporting Program (MMRP). The paleontologist shall be present at the pre-grade conference, shall establish procedures for paleontological resource surveillance, and shall establish, in cooperation with the Applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the Applicant, which ensure proper exploration and/or salvage.</u></p> <p>3. <u>Specifically, During grading activities, the qualified paleontologist shall conduct on-site paleontological monitoring for the project site. Monitoring shall include inspection of exposed surfaces and microscopic examination of matrix to determine if fossils are present. The monitor shall have authority to divert grading away from exposed fossils temporarily in order to recover the fossil specimens. Cooperation and assistance from on-site personnel will greatly assist timely resumption of work in the area of the fossil discovery.</u></p>							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	<p>A. <u>Paleontological monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources shall be required by a qualified paleontologist and/or paleontological monitor(s). Monitoring shall be conducted in areas of grading or excavation in undisturbed formational deposits, as well as in areas where over-excavation of surficial sediments or deposits will encounter these formations in the subsurface. Paleontological monitors shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitors shall be expected to carefully record the location, elevation, and stratigraphic position, and fully document all aspects of the recovery of all significant collections. It is recommended that monitors be equipped with GPS devices to accurately record the position of any fossil localities in a continuously changing landscape.</u></p> <p><u>Monitoring may be reduced in areas if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have low</u></p>							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	<u>potential to contain fossil resources.</u>							
3.5-6	The qualified paleontologist retained shall prepare monthly progress reports to be filed with the site developer(s) and the City of Lake Forest.	Applicant/ Project Paleontologist	End of each month during grading/ construction activities	Project Engineer/ City of Lake Forest	End of each month during Grading/ Construction activities			
3.5-7	Fossils recovered shall be prepared, identified, and cataloged before donation to the accredited repository designated by the City of Lake Forest.	Applicant/ Project Paleontologist	During grading/ construction activities	City of Lake Forest	During Grading/ Construction Activities			
3.5-8	<p>The qualified paleontologist retained shall prepare a final report to be filed with the site developer(s) and the City of Lake Forest. The report shall include a list of specimens recovered, documentation of each locality, interpretation of fossils recovered and shall include all specialists' reports as appendices.</p> <p><u>1. Recovered specimens shall be prepared to a point of identification and permanent preservation. Screen-washing of sediments to recover small invertebrates and vertebrates may also be necessary. Preparation procedures include cleaning, physical removal of matrix surrounding individual fossils, and repair of damaged specimens. Large specimens of fossil vertebrates encased in cemented matrix, as has been observed on the property and on adjacent properties, may be extremely time consuming to prepare properly, and in such cases, consultation between the City of Lake Forest, the developer, the institutional repository, and the project paleontologist may be necessary.</u></p> <p><u>2. Following preparation of recovered specimens to a point of identification, fossils shall be properly curated to</u></p>	Applicant/ Project Paleontologist	At completion of Grading/ Construction Activities	Applicant/ City of Lake Forest	Once Grading/ Construction Activities are complete			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
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	<p><u>museum standards, before being offered to any institutional collection for permanent long-term archival care and conservation. Curation steps shall include identification of fossils to the lowest level possible, painting and numbering of specimens, and production of labels. Prearrangements shall be made with an institution such that the receiving institution's specimen and/or locality numbers can be applied to each specimen. Numbers shall be applied with waterproof India ink on permanent enamel or acrylic paint. Small specimens shall be placed in glass vials with inert plastic caps, and the appropriate locality and/or specimen numbers enclosed with the fossils. All labels shall be printed on acid-free paper or card or cover stock.</u></p> <p><u>3. Specimens shall be curated into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (e.g., the Ralph B. Clark Regional Park Interpretive Center) is a requirement. The paleontological program shall include a written repository agreement prior to the initiation of post-grade mitigation activities. Copies of all field notes, field maps, photographs, and documentary materials shall accompany the fossils when offered to the archiving institution. The developer shall agree to be responsible for any one-time archival fees charged by the receiving institution. These fees shall cover the cost of steel storage cabinets or shelving, cabinet drawers, specimen trays, and the time and</u></p>							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
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	<p><u>materials necessary to catalogue and fully integrate the new materials into the preexisting collections.</u></p> <p>4. <u>A final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location, shall be prepared. The report shall include documentation of acceptance or deed of gift from the receiving institution. The final report, when submitted to the City of Lake Forest, shall signify satisfactory completion of the project program to mitigate impacts to any potential nonrenewable paleontological resources (i.e., fossils) that might have been lost or otherwise adversely affected without such a program in place. Final release of any grading bond shall be approved by the City of Lake Forest only when the final monitoring and mitigation report and the fossil collections have been accepted by the receiving institution and any fees paid.</u></p>							
Additional Mitigation Measures								
	No additional mitigation measures are required.							
GEOLOGY								
Standard Conditions of Approval								
G1	<p>Prior to the issuance of precise grading permits, the applicant shall prepare and submit a final (precise) grading plan to the Building Division of the Development Services Department <u>City Engineer</u> showing building footprints, new and revised pads and elevations of finished grades, drainage routes, retaining walls, erosion control, slope</p>	Applicant	Prior to Issuance of Precise Grading Permits	City Engineer	Prior to Issuance of Precise Grading Permits			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	easements, structural best management practices conforming to the approved water quality management plan, and other pertinent information.							
G2	<p>Prior to the issuance of precise grading permits, the applicant shall in a manner meeting the approval of the City Engineer:</p> <ul style="list-style-type: none"> ▪ Design provisions for surface drainage. ▪ Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff. ▪ Dedicate the associated easements to the City of Lake Forest, if determined necessary by the City Engineer. ▪ Prior to the issuance of any certificates of use and occupancy said improvements shall be constructed in a manner meeting the approval of the City Engineer. 	Applicant	Prior to Issuance of Precise Grading Permits	City Engineer	Prior to Issuance of Precise Grading Permits			
G3	<p>Prior to approval of the final design plans and issuance of a grading permit, the applicant shall conduct a site specific geotechnical investigation for the entire site and prepare a report that fully assesses the geologic and soil conditions of the site. As part of the report preparation, soil sampling and any geotechnical testing will be completed at each location where structures are to be erected. The report shall provide grading and structural design recommendations for avoiding liquefaction, subsidence or collapse for each of the proposed structures. The recommendations shall be implemented by the Project Applicant. (Standard Condition of Approval G3 is deleted as Geotechnical Investigations have been prepared for the proposed project.)</p>							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
G4	<p>During project grading and construction activities, the following measures shall be implemented by the applicant as monitored by the Director of Development Services and Director of Public Works/City Engineer.</p> <p>A. Normal watering procedures or other dust palliative measures shall be followed during earth moving and construction operations to minimize fugitive dust emissions in compliance with SCAQMD Rule 403. Soil binders shall be spread on site, unpaved roads, and parking area in compliance with Rule 403.</p> <p>B. Where practical, heavy duty construction equipment shall be kept on site when not in operation to minimize exhaust emissions associated with vehicles entering and exiting the project site.</p> <p>C. Restrict traffic speeds on all unpaved road to 15 miles per hour or less, and provide a flag person to properly guide traffic and ensure safety at the construction site.</p> <p>D. Suspend all grading operations when wind speeds exceed 25 miles per hour and during second stage smog alerts.</p> <p>E. Comply with SCAQMD Rules 402 and 403 which state that no dust impacts off-site sufficient to be called a nuisance are created and restrict visible emissions from construction and grading, respectively.</p> <p>F. Use low emission mobile construction equipment (i.e., tractors, scrapers, dozers, etc.) where practical. Shut off engines when not in use.</p> <p>G. Maintain construction equipment in peak operating condition to reduce operating emissions.</p> <ul style="list-style-type: none"> ▪ Use low sulfur fuel for equipment to 							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	<p>the extent feasible.</p> <ul style="list-style-type: none"> ▪ Use electric equipment whenever practicable. ▪ Moisten soil to grading to 12% soil moisture. ▪ Water exposed surfaces at least twice daily under calm conditions and as often as needed on windy days when winds are less than 25 miles per hour or during dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site. ▪ Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation. ▪ Wash mud covered tires and undercarriages of any trucks leaving construction sites. ▪ Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing project sites. ▪ Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil disturbance. <p><i>(Standard Condition of Approval G4 is deleted as these requirements are included in Mitigation Measures 3.3-1 through 3.3-7 in Section 5.6, Air Quality.)</i></p>							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
G5	<p>This project necessitates the construction of public and/or private infrastructure improvements. Prior to the issuance of preliminary or precise grading permits <u>or approval of a Final 'A' or 'B' Map</u>, the applicant shall construct, or enter into an agreement and post security, in a form and amount acceptable to the City Engineer, guaranteeing the construction of public and/or private improvements <u>associated with the grading permit or map</u>, in conformance with applicable City standards and the City's Capital Improvement Policy, including but not limited to:</p> <ul style="list-style-type: none"> a. Street improvements including, but not limited to: pavement, curb and gutter, medians, sidewalks, drive b. Traffic signal systems, interconnect traffic signal preemption devices and other traffic control and management devices c. Storm drain facilities d. Subdrain facilities e. Landscaping and computerized irrigation control system (for all public streets, parks and public areas). f. Sewer, reclaimed and/or domestic water systems, as required by the appropriate sewer and water districts as well as the Orange County Fire Authority when appropriate. g. Riding, hiking and bicycle trails adjacent to or through the project site. h. Undergrounding of existing overhead and proposed utility distribution lines. i. Transit-related improvements depicted on the approved tentative map 	Applicant	Prior to Issuance of Preliminary or Precise Grading Permits, or approval of a Final 'A' or 'B' Map	City Engineer/ Public Works Director	Prior to Issuance of Preliminary or Precise Grading Permits, or approval of a Final 'A' or 'B' Map/ Review of Project Plans			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	Plans for improvements, including proposed and relocated utility lines, shall be approved by the Public Works Director/City Engineer based on the City's ordinances, standards, and policies, including, but not limited to, those design and construction standards adopted by the City or otherwise reasonably determined by the Director to be applicable to the project. Plans for signing, striping, and other traffic control devices shall be approved by the City Traffic Engineer. Water improvement plans shall be approved by the Fire Marshal, the local water district, and the Public Works Director/City Engineer. The water distribution system and appurtenances shall conform to the applicable laws and adopted regulations enforced by the Orange County Health Department. Public sewer and reclaimed water improvement plans shall be approved by the local sewerage agency and the Public Works Director/City Engineer. The requirement for the reclaimed water line for irrigation is contingent upon an existing line within reasonable proximity to the site. Construction of improvements shall be under the inspection of the Public Works Department.							
G6	Prior to issuance of any permit, any easement that lies within or crosses rights-of-way proposed to be deeded or dedicated to the City, shall be subordinated by the applicant to the City prior to City acceptance of the rights-of-way, unless otherwise exempted by the Director of Public Works/City Engineer based on the City's ordinances, standards, and policies, including, but not limited, to those design and construction standards adopted by the City or otherwise reasonably determined by the Director to be applicable to the project.	Applicant	Prior to Issuance of any Permit/ Prior to Acceptance of Rights-of-Way	City Engineer/ Director of Public Works	Prior to Issuance of any Permit/ Prior to Acceptance of Rights-of-Way			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
G7	Prior to issuance of a grading permit, a recordable instrument providing for reciprocal ingress and egress access easements between and among the parcels with access via private drives shall be submitted by the applicant to the City of Lake Forest for review and approval of the City Attorney, Director of Development Services and the Director of Public Works/City Engineer. The instrument shall be approved if it is appropriate recordable form, and adequately provides for reciprocal access in a manner consistent with the City's ordinances, standards, and policies, including, but not limited, to those public design and construction standards adopted by the City or otherwise reasonably determined by the Directors to be applicable to the project.	Applicant	Prior to Issuance of a Grading Permit	Director of Development Services, Director of Public Works/City Engineer, and City Attorney.	Prior to Issuance of a Grading Permit			
Applicable OSA Mitigation Measures								
	No OSA PEIR Mitigation Measures are applicable to this topical area.							
Additional Mitigation Measures								
GEO-1	Concurrent with submittal of the 40-scale grading plans, the project applicant shall submit a Final Geotechnical Engineering Report for review and approval by the City's Engineer. The Final Geotechnical Engineering Report shall be prepared by a professional engineer and certified engineering geologist licensed by the State of California, in consultation with a corrosion engineer, and demonstrate compliance with the recommendations identified in the Geotechnical Investigations prepared for the project (<i>Geotechnical Investigation for Portola Center North Tentative Tract No. 17300</i> [dated April 16, 2013] and <i>Geotechnical Investigation for Portola Center South Tentative Tract No. 15353</i> [dated July 6, 2012]), the retaining wall	Applicant	Prior to Issuance of a Grading Permit/ at time of 40-scale Grading Plan submittal	City Engineer	Prior to Issuance of a Grading/ Review of Project Plans			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
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	recommendations prepared by Soil Retention Designs Inc. (<i>Verdura 40/60 Retaining Wall Feasibility Design and Response to Plan Review Comments from the City of Lake Forest</i> [for Tentative Tract Map Numbers 17300 and 15353, dated August 10, 2012]) and any additional recommendations identified by the City's Engineer. The Geotechnical Investigations and retaining wall recommendations are included in <u>Appendix 11.3, Geotechnical Investigation</u> , of this EIR and are incorporated by reference into this mitigation measure.							
GEO-2	During grading, the removal of landslide debris and surficial soil shall be evaluated by a qualified geologist to determine the actual depth of removal necessary. Topsoil, colluvium, alluvium, landslide debris, undocumented fill, and the unsuitable portions of previously placed fill and formational materials within the limits of grading shall be removed to expose firm, formational materials or moist, dense previously placed fill. Removals shall be required beyond the toe of slope and extend to the property line to remove landslide debris. The bottom of the excavation should be scarified at least one foot, moisture conditioned as necessary, and compacted prior to the placement of fill material. These recommendations shall be stipulated in the construction contracts, grading plans, and specifications. The project grading plans and specifications shall be subject to review and approval by the City of Lake Forest Department of Public Works.	Applicant/ Certified Engineering Geologist	During Grading/ Construction Activities	Public Works Department	During Grading/ Construction Activities			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
GEO-3	During grading, cut slope excavations including buttresses and shear keys shall be observed full time by a Certified Engineering Geologist to confirm that soil and geologic conditions do not differ significantly from those expected. This requirement shall be stipulated in the construction contracts, grading plans, and specifications. The project grading plans and specifications shall be subject to review and approval by the City of Lake Forest Department of Public Works.	Applicant/ Certified Engineering Geologist	During Grading/ Construction Activities	Public Works Department	During Grading/ Construction Activities			
GEO-4	Prior to the issuance of any grading permit, the City Engineer shall confirm that all grading plans and specifications require that buttress fill is graded in short segments and/or the inclination of the temporary slopes is flattened to ensure stability of backcut slopes.	Applicant/ Project Engineer	Prior to Issuance of a Grading Permit	City Engineer	Prior to Issuance of a Grading Permit/ Review of Project Plans			
GEO-5	Concurrent with submittal of the 40-scale grading plans, the final retaining wall plans shall be reviewed by a qualified geotechnical consultant. Review of the final retaining wall plans shall ensure that the reinforcement geogrid type, length, and spacing presented on the slope stability analyses are the estimated minimum requirements for the required factor of 1.5 and 1.1 for static and seismic conditions, respectively. The review shall also verify that all applicable recommendations from the project Geotechnical Investigations are incorporated.	Applicant/ Geotechnical Engineer	Prior to Issuance of a Grading Permit/ at time of 40-scale Grading Plan submittal	City Engineer	Prior to Issuance of a Grading/ Review of Project Plans			
GEO-6	During the grading phase, additional testing for expansion potential shall be performed once final grades are achieved. Excavated soil with an expansion index greater than 90 shall be kept at least 4 feet below finish grade in areas of the structural fill, where possible. These recommendations shall be stipulated in the construction contracts, grading plans, and specifications. The project grading plans and	Applicant/ Geotechnical Engineer	During Grading Activities	Public Works Department	During Grading Activities/ Review of Project Plans			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	specifications shall be subject to review for expansive soils and approval by the City of Lake Forest Department of Public Works.							
GEO-7	Concurrent with submittal of the 40-scale grading plans, the City's Engineer shall confirm that the project's Final Geotechnical Engineering Report includes recommendations from a corrosion engineer for proper protection of buried metal pipes at the project site.	Applicant/ Geotechnical Engineer	Prior to submittal of Final Geotechnical Engineering Report	City Engineer	At time of 40-scale Grading Plan submittal			
HYDROLOGY								
Standard Conditions of Approval								
	Compliance with NPDES, DAMP, Groundwater Management Plan.	Applicant/ Project Engineer	Prior to Plan submittals to City	City Engineer/ Public Works Department	Review of Project Plans			
	Compliance with Lake Forest Municipal Code and County of Orange Codes regulating drainage and water quality.	Applicant/ Project Engineer	Prior to Plan submittals to City	City Engineer/ Public Works Department/ Director of Development Services	Review of Project Plans			
DFN4	Prior to the issuance of a certificate of occupancy <u>related to a given area, neighborhood, or building site of the project</u> , the applicant shall demonstrate that all structural Best Management Practices (BMP) described in the project's <u>Final</u> Water Quality Management Plan (WQMP) <u>that serve as water quality treatment and detention facilities for that area, neighborhood, or building site of the project</u> have been constructed and installed. In addition, the applicant is prepared to <u>shall</u> implement all non-structural BMP's described in the project's <u>Final</u> WQMP <u>for that portion of the project site</u> . Two (2) copies of the <u>Final</u> WQMP shall be available on-site. Prior to the issuance of a certificate of occupancy, all	Applicant/ Project Engineer	Prior to Issuance of a Certificate of Occupancy	City Engineer/ Public Works Department	Prior to Issuance of a Certificate of Occupancy/ Review of Project Plans			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
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	equipment shall be in place and in good working order as indicated in the <u>Final WQMP</u> .							
Applicable OSA PEIR Mitigation Measures								
3.8-1	<p>Prior to approval of a Parcel Map or a Tentative Tract Map (whichever comes first); Concurrent with submittal of the 40-scale grading plans, the applicant shall submit a <u>Final</u> Water Quality Management Plan (WQMP), including a <u>Final</u> hydrology study, if appropriate, for review and approval of the City Engineer. The <u>Final WQMP Plan</u> shall include Best Management Practices (BMPs) in accordance with the latest City of Lake Forest Water Quality Management Plan Template User Guide and include stormwater detention/retention features, if necessary, to mitigate impacts of changes in stormwater rates or volumes as identified in the site-specific <u>Final</u> hydrology study. <u>The Final hydrology study shall comply with the Orange County Hydrology Manual (OCHM) and addresses the following as part of final design:</u></p> <ul style="list-style-type: none"> ▪ <u>The time of concentration (Tc) for the different storm events shall be calculated to provide correct times for each storm event in both existing and proposed condition rational method models.</u> ▪ <u>Orange County Hydrology Manual recommendations shall be utilized for small area hydrograph analysis or justification for the use of different values.</u> ▪ <u>Equation D.4 shall be utilized for calculating effective area, consistent with the Orange County Hydrology Manual.</u> ▪ <u>Verify details of the diversion structure for Basin #2 to ensure it functions as intended.</u> 	Applicant	At time of 40-scale Grading Plan submittal	City Engineer	At time of 40-scale Grading Plan submittal/ Review of Project Plans			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
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3.8-2	<p>All City landscape contractors and project developers shall be required, as part of their contract, Prior to the approval of a Master Landscape Plan the applicant shall to submit to the City a landscape design plan including that includes the following elements:</p> <ul style="list-style-type: none"> ▪ Maximized use of native plant species with minimum water and fertilizer requirements ▪ Watering shall be kept to the minimum necessary to maintain new landscaping ▪ Drip irrigation shall be used only until the native landscaping is established ▪ Minimal use of fertilizers and pesticides 	Applicant	Prior to approval of a Master Landscape Plan	Public Works Department / Planning Department	Prior to approval of a Master Landscape Plan.			
3.8-4	<p>Prior to the issuance of a grading permit, the applicant shall develop and implement appropriate Best Management Practices, such as a nutrient management program, to reduce the amount of nutrients entering the watershed (see San Luis Rey Watershed Urban Runoff Management Program http://www.projectcleanwater.org/html/wurmp_san_luis_rey.html) for an example of a management program that addresses nutrients). In addition, a pesticide management program shall be developed to reduce the amounts of pesticides entering the watershed through minimizing the use of pesticides and emphasizing non-chemical controls (see the City of San Francisco's Integrated Pest Management Program (http://www.sfgov.org/site/frame.asp?u=http://www.sfwater.org/) for an example). These plans shall be approved by the City prior to issuance of a grading permit.</p>	Applicant/ Project Engineer	Prior to Issuance of a Grading Permit	City Engineer	Prior to Issuance of a Grading Permit			
Additional Mitigation Measures								
	No additional mitigation measures are required.							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
Modified Initial Study Mitigation Measures								
SC DFN2	Prior to the issuance of a grading permit, the applicant shall demonstrate to the Building Official <u>City Engineer/ Public Works Director</u> that coverage has been obtained under California’s General Permit for Storm Water Discharge Associated with Industrial Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number to the Building Official. Prior to the issuance of a grading permit, the applicant shall submit to the Building Official for review and approval a Stormwater Pollution Prevention Plan (SWPPP). A copy of the approved SWPPP shall be kept at the project site and available for review upon request.	Applicant	Prior to Issuance of a Grading Permit	City Engineer/ Public Works Director	Prior to Issuance of a Grading Permit			
TRAFFIC								
Standard Conditions of Approval								
FFP1	Prior to the issuance of a building permit, the applicant shall pay fees to the City of Lake Forest as prescribed in the Major Thoroughfare and Bridge Fee Program, including but not limited to the following: ▪ Foothill Circulation Phasing Plan – Zone 2, 3, 4, 5 or 8 ▪ Foothill/Eastern Transportation Corridor – Zone A or Zone B ▪ Santiago Canyon Road ▪ Drainage Fees (\$945.00/Acre) ▪ El Toro Road ▪ <u>LFTM Program</u>	Applicant	Prior to Issuance of a Building Permit	City of Lake Forest	Prior to Issuance of a Building Permit			
Applicable OSA PEIR Mitigation Measures								
	No OSA Mitigation Measures are applicable to this topical area.							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
Additional Mitigation Measures								
TRA-1	<p>Prior to issuance of any grading permits, a Construction Management Plan shall be submitted for review and approval by the Director of Public Works Development Services. The Construction Management Plan shall, at a minimum, address the following:</p> <ul style="list-style-type: none">▪ Traffic control for any street closure, detour, or other disruption to traffic circulation.▪ Identify the routes that construction vehicles will utilize for the delivery of construction materials (i.e., lumber, tiles, piping, windows, etc.), to access the site, traffic controls and detours, and proposed construction phasing plan for the project.▪ Identify staging areas, stockpiling of materials, and fencing (i.e., temporary fencing with opaque material). Staging areas shall be sited and/or screened in order to minimize public views to the maximum extent practicable.▪ Specify the hours during which transport activities can occur and methods to mitigate construction-related impacts to adjacent streets.▪ Require the applicant to keep all haul routes clean and free of debris, including but not limited to gravel and dirt as a result of its operations. The applicant shall clean adjacent streets, as directed by the City Engineer (or representative of the City Engineer), of any material which may have been spilled, tracked, or blown onto adjacent streets or areas.▪ Hauling or transport of oversize loads shall be allowed between the hours of 9:00 a.m.	Applicant	Prior to Issuance of any Grading Permits	Director of Public Works	Prior to Issuance of any Grading Permits/ Review of Project Plans			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	<p>and 3:00 p.m. only, Monday through Saturday, unless approved otherwise by the City. No hauling or transport will be allowed during nighttime hours, weekends, or Federal holidays, unless otherwise approved by the City.</p> <ul style="list-style-type: none"> Use of local residential streets shall be prohibited. Haul vehicles entering or exiting public streets shall yield to public traffic. If hauling operations cause any damage to existing pavement, streets, curbs, and/or gutters along the haul route, the applicant shall be fully responsible for repairs. The repairs shall be completed to the satisfaction of the City Engineer. All construction-related parking and staging of vehicles shall be kept out of the adjacent public roadways and shall occur on-site or in public parking lots. This Plan shall meet standards established in the current California Manual on Uniform Traffic Control Device (MUTCD) as well as City of Lake Forest requirements. 							
TRA-2	<p>Prior to the issuance of building permits, the applicant shall pay its proportionate share contribution to fund the following improvement:</p> <ul style="list-style-type: none"> <u>Portola Parkway/Santa Margarita Parkway and El Toro Road</u>: Add an overlap phase for the southbound right-turn movement from Portola Parkway to El Toro Road. Prohibit the eastbound u-turn movement along El Toro Road. 	Applicant	Prior to Issuance of a Building Permit	City of Lake Forest	Prior to Issuance of a Building Permit			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
TRA-3	Prior to issuance of certificates of occupancy, the applicant shall install a pedestrian/equestrian push button on the signal mast arm poles at the northwest and northeast corners of the Saddleback Ranch Road/Glenn Ranch Road intersection in order to allow for controlled pedestrian crossings across the north leg of the intersection.	Applicant/ Project Engineer	Prior to Issuance of Certificate of Occupancy	City Engineer/ Public Works Department	Prior to Issuance of Certificate of Occupancy			
AIR QUALITY								
Standard Conditions of Approval								
	No Standard Conditions of Approval are applicable to this topical area.							
Applicable OSA Mitigation Measures								
3.3-1	<p>The developer shall require by contract specifications that all diesel-powered equipment used would be retrofitted with after treatment products (e.g., engine catalysts) to the extent that it is readily available in the South Coast Air Basin. Contract specifications language shall be reviewed by the City prior to issuance of a grading permit. The following measures shall be implemented during construction to reduce NO_x related emissions. They shall be included in the Grading Plan, Building Plans, and contract specifications. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.</p> <ul style="list-style-type: none"> <u>With the exception of engine start up, off-road diesel equipment operators shall be required to shut down their engines rather than idle for more than five minutes, and shall ensure that all off-road equipment is compliant with the CARB in-use off-road diesel vehicle regulation and SCAQMD Rule 2449.</u> 	Applicant/ Construction Contractor	Prior to Issuance of Grading or Building Permit	City Engineer	Prior to Issuance of Grading or Building Permit/ Review of Project Plans			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	<ul style="list-style-type: none"> ▪ <u>The following note shall be included on all grading plans: “During construction activity, where available, the contractor shall incorporate California Air Resources Board (CARB) Tier 2 or 3 certified equipment into on-site off-road construction equipment fleets according to the following:</u> <ul style="list-style-type: none"> ○ <u>Start of construction to December 31, 2014: Where available, incorporate Tier 2 and 3 equipment into the construction fleet of off-road diesel construction equipment used for the project. Where available, non-Tier 2 or 3 off-road diesel construction equipment shall be outfitted with the BACT devices certified by CARB. If CARB certified engines are not available, the project Applicant shall provide evidence to the City prior to issuance of grading permits, or within 30 days of procurement of the construction equipment fleet.</u> ○ <u>Post-January 1, 2015: Where available and commercially feasible, incorporate Tier 3 and 4 equipment into the construction fleet of off-road diesel construction equipment used for the project. Where available, non-Tier 3 or 4 off-road diesel construction equipment shall be outfitted with BACT devices certified by CARB.</u> ○ <u>A copy of each unit’s certified tier specification, Best Available Control Technology (BACT) documentation, and CARB or SCAQMD operating permit shall be provided to the City at</u> 							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	<p><u>the time of mobilization of each applicable unit of equipment.</u></p> <ul style="list-style-type: none"> ▪ <u>Configure construction parking to minimize traffic interference.</u> ▪ <u>Minimize obstruction of through-traffic lanes and provide temporary traffic controls such as a flag person during all phases of construction when needed to maintain smooth traffic flow. Construction shall be planned so that lane closures on existing streets are kept to a minimum.</u> ▪ <u>Schedule construction operations affecting traffic for off-peak hours to the best extent when possible.</u> ▪ <u>Develop a traffic plan to minimize traffic flow interference from construction activities (the plan may include advance public notice of routing, use of public transportation and satellite parking areas with a shuttle service.)</u> ▪ <u>Encourage construction contractors to apply for SCAQMD Surplus Off-Road Opt-In for NO_x ("SOON") funds. Incentives could be provided for those construction contractors who apply for AQMD "SOON" funds. The "SOON" program provides funds to accelerate clean-up of off-road diesel vehicles, such as heavy duty construction equipment. More information on this program can be found at the following website: http://www.aqmd.gov/tao/Implementation/SOONProgram.htm</u> 							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
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	<u>(Revisions to Mitigation 3.3-1 are based on the latest guidance from the South Coast Air Quality Management District to minimize construction NO_x emissions.)</u>							
3.3-2	The developer shall require by contract specifications that all heavy-duty diesel-powered equipment operating and refueling at a project site within the Project Area would use low-NO_x diesel fuel to the extent that it is readily available and cost effective (up to 125 percent of the cost of California ARB diesel) in the South Coast Air Basin (this does not apply to diesel-powered trucks traveling to and from the project sites within the Project Area). Contract specification language shall be reviewed by the City prior to issuance of a grading permit. (Mitigation Measure 3.3-2 is deleted as it is outdated and has been superseded by the additions to Mitigation Measure 3.3-1, which require BACT devices to reduce NO_x emissions.)	N/A	N/A	N/A	N/A			
3.3-3	The developer shall require by contract specifications that alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) and low-emission diesel construction equipment would be utilized to the extent that the equipment is readily available and cost effective in the South Coast Air Basin. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.	Applicant/ Construction Contractor	Prior to Issuance of a Grading Permit	City Engineer/ Director of Development Services	Prior to Issuance of a Grading Permit			
3.3-4	The developer shall require by contract specifications that construction equipment engines will be maintained in good condition and in proper tune per manufacturer's specification for the duration of construction. Contract specification language shall be reviewed by the City prior to issuance of a	Applicant/ Construction Contractor	Prior to Issuance of a Grading or Construction Permit	City Engineer/ Director of Development Services	Prior to Issuance of a Grading or Construction Permit			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	grading permit.							
3.3-5	The developer shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than five minutes. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.	Applicant/ Construction Contractor	Prior to Issuance of a Grading or Construction Permit	City Engineer/ Director of Development Services	Prior to Issuance of a Grading or Construction Permit			
3.3-6	The developer shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction site rather than electrical generators powered by internal combustion engines to the extent feasible. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.	Applicant/ Construction Contractor	Prior to Issuance of a Grading or Construction Permit	City Engineer/ Director of Development Services	Prior to Issuance of a Grading or Construction Permit			
3.3-7	<p>The developer shall implement dust control measures consistent with SCAQMD Rule 403—Fugitive Dust during the construction phases of new project development. Contract specification language shall be reviewed for inclusion of this language by the City prior to issuance of a grading permit. The following actions are currently recommended to implement Rule 403 and have been quantified by the SCAQMD as being able to reduce dust generation between 30 and 85 percent depending on the source of the dust generation:</p> <ul style="list-style-type: none"> ▪ Apply water and/or approved nontoxic chemical soil stabilizers according to manufacturer's specification to all inactive construction areas (previously graded areas that have been inactive for 10 or more days). 	Applicant/ Construction Contractor	Prior to Issuance of a Grading or Construction Permit	City Engineer/ Director of Development Services	Prior to Issuance of a Grading or Construction Permit			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	<ul style="list-style-type: none"> ▪ Replace ground cover in disturbed areas as quickly as possible. ▪ Enclose, cover, water twice <u>three times</u> daily, or apply approved chemical soil binders to exposed piles with 5 percent or greater silt content. ▪ Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. Water active grading sites at least twice daily. ▪ Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30 minute period. ▪ All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code. ▪ Sweep streets at the end of the day. ▪ Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip on a gravel surface to prevent dirt and dust from impacting the surrounding areas. ▪ Apply water three times daily or chemical soil stabilizers according to manufacturers' 							



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	<p>specifications to all unpaved parking or staging areas or unpaved road surfaces.</p> <ul style="list-style-type: none"> Post and enforce traffic speed limits of 15 miles per hour or less on all unpaved roads. <u>All on-site roads shall be paved as soon as feasible or watered periodically or chemically stabilized.</u> <u>All delivery truck tires shall be watered down and scraped down prior to departing the job site.</u> <u>Visible dust beyond the property line which emanates from the project shall be minimized to the extent feasible.</u> 							
Additional Mitigation Measures								
AQ-1	<p>The following measures shall be implemented by the contractor to reduce ROG emissions resulting from application of architectural coatings:</p> <ul style="list-style-type: none"> Use high-pressure-low-volume (HPLV) paint applicators with a minimum transfer efficiency of at least 50 percent; Use required coatings and solvents with a ROG content lower than required under Rule 1113; and Use pre-painted construction materials. 	Applicant/ Construction Contractor	Prior to Finalization of Grading Plans, Building Plans, and Specifications; During Construction	City Engineer and the Chief Building Official or Designee	Prior to Finalization of Grading Plans, Building Plans, and Specifications; Field Inspections During Construction			
GREENHOUSE GAS EMISSIONS								
Standard Conditions of Approval								
	No Standard Conditions of Approval are applicable to this topical area.							
Applicable OSA Mitigation Measures								
GCC2	<p>Prior to the issuance of building permits for new commercial and retail projects or residential projects within the Opportunities</p>	Applicant	Prior to Issuance of a Building Permit	City Building Inspector	Prior to Issuance of a Building Permit			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
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	Study Area, the City shall review the plans to confirm that the project complies with the <u>Tier 1</u> requirements of Title 24, <u>Part 11 (California Green Building Standards Code)</u> of the California Code of Regulations.							
GCC3	Prior to the issuance of a Site Development Permit for new commercial and retail projects within the Opportunities Study project area, site plans shall include prioritized parking for electric vehicles, hybrid vehicles, and alternative fuel vehicles.	Applicant/ Project Engineer	Prior to Issuance of a Site Development Permit	City Engineer	Prior to Issuance of a Site Development Permit			
GCC4	The City Applicant shall identify, utilize energy efficient street lights and water and wastewater pumps and treatment systems which are currently available for all private streets and which when installed will provide for a 10 percent reduction beyond the 2007 baseline energy use for this infrastructure, and shall require the use of this technology in all new development. All new traffic signals and traffic signal safety lighting (at intersections), lights installed in conjunction with the Portola Center project within the City shall use LED technology per the City's requirements. All other public street lights and water and wastewater pumps and treatment systems shall be consistent with City and/or other public agency standards.	Applicant	Prior to Issuance of a Building Permit	City Engineer	Prior to Issuance of a Building Permit			
GCC5	The Applicant shall City shall require all new development projects in the Opportunities Study Area to recycle and/or salvage at least 25 percent of nonhazardous construction and demolition debris. To implement this requirement, the applicant shall submit a construction waste management plan for review and approval of the Development Services Director prior to issuance of a Building Permit. The construction waste management plan shall identify materials to be	Applicant	Prior to Issuance of a Building Permit	Development Services Director	Prior to Issuance of a Building Permit/ Review of Project Plans			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
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	diverted from disposal and whether the materials will be stored on-site or commingled. Excavated soil and land-clearing debris do not contribute to this credit. Calculation can be done by weight or volume but must be documented.							
GCC6	Prior to approval of a Site Development Permit for new development in the Opportunity Study Area, the Applicant shall demonstrate on conceptual landscape plans the City shall require that new development within the Opportunity Study Area project site will use reclaimed water for public and common area landscaping where available; install 50 percent native/drought-tolerant plant species in developer-installed landscaped areas; and utilize “smart” advanced capability controllers (e.g., Weather-Trac) to reduce water and energy consumption.	Applicant/ Project Engineer	Prior to Issuance of a Site Development Permit	City Engineer/ Public Works Department	Prior to Issuance of a Site Development Permit/ Review of Project Plans			
GCC7	Prior to approval of a Site Development Permit for new commercial, retail and industrial projects within the Opportunities Study Area, site plans must incorporate any combination of the following strategies to reduce heat gain created by impervious areas: <ul style="list-style-type: none"> ▪ Utilizing shade trees in common area landscaping; ▪ Reducing the street widths to minimize impervious areas and reduce the use of asphalt; ▪ Utilizing light-colored and reflective roofing materials and paint; and ▪ Incorporating bioswales where feasible in development areas to capture urban runoff and increase the amount of pervious surfaces. 	Applicant/ Project Engineer	Prior to Issuance of a Site Development Permit	City Engineer/ Public Works Department/ Development Services Department	Prior to Issuance of a Site Development Permit/ Review of Project Plans			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
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GCC8	All commercial, industrial and retail development in the Opportunities Study Area <u>project site</u> shall be required to post signs and limit idling time for commercial vehicles, including delivery trucks to no more than 5 minutes.	Applicant/ Construction Contractor	Prior to Issuance of a Site Development Permit/ Certificate of Occupancy	City Planning Department	Prior to Issuance of a Site Development Permit/ Certificate of Occupancy			
Additional Mitigation Measures								
GHG-1	<p>The proposed project shall include, but not be limited to, the following list of potential design features. These features shall be incorporated into the project design to ensure consistency with adopted statewide plans and programs. The project applicant shall demonstrate the incorporation of the following project design features prior to the issuance of building or occupancy permits as applicable.</p> <p><i>Transportation</i></p> <ul style="list-style-type: none"> ▪ Provide pedestrian connections to the off-site circulation network (prior to issuance of building permits). ▪ Bicycle lanes and walking paths shall be incorporated into the street system of new residential development to provide alternative circulation routes to reach logical points of destinations such as schools, parks, and retail areas (prior to issuance of building permits). ▪ Implement a trip reduction program, for which all employees shall be eligible to participate (prior to issuance of occupancy permit). This measure is not applicable to residential uses. ▪ Provide a ride sharing program, for which all employees shall be eligible to participate 	Applicant	Prior to Issuance of a Building Permit or Certificate of Occupancy	City Engineer/ Development Services Department/ Public Works Department	Prior to Issuance of a Building Permit or Certificate of Occupancy			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
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	<p>(prior to issuance of occupancy permit). This measure is not applicable to residential uses.</p> <p><i>Energy Efficiency</i></p> <ul style="list-style-type: none"> ▪ Install Energy Star rated appliances (prior to issuance of building permits). ▪ Install high efficiency heating ventilation and air conditioning (HVAC) equipment with a Seasonal Energy Efficiency Rating (SEER) of 13 or higher and thermostatic expansion (TXV) valve (prior to issuance of building permits). ▪ Install vinyl frame windows with dual pane low emissivity glass (prior to issuance of building permits). ▪ Reduce unnecessary outdoor lighting (prior to issuance of building permits). <p><i>Water Conservation and Efficiency</i></p> <ul style="list-style-type: none"> ▪ Install low-flow faucets and toilets (prior to issuance of building permits). <p><i>Solid Waste</i></p> <ul style="list-style-type: none"> ▪ Provide interior and exterior storage areas for recyclables and adequate recycling containers located in public areas (prior to issuance of occupancy permit). 							
NOISE								
Standard Conditions of Approval								
N1	Prior to the issuance of a grading permit, the applicant shall produce written evidence, or other evidence deemed reasonably acceptable by the Director of Development Services, that all construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of any	Applicant	Prior to the Issuance of a Grading Permit	Director of Development Services	Prior to the Issuance of a Grading Permit			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
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	residential dwelling unit shall be equipped with properly operating and maintained mufflers.							
N2	Grading and construction, construction activities shall be prohibited between the hours of 7:00 p.m. and 7:00 a.m. Monday through Friday; 6:00 p.m. and 8:00 a.m. Saturday; and at any time on Sunday or a federal holiday.	Project Engineer/ Contractor	During Grading/ Construction Activities	Development Services Department	During Grading/ Construction Activities			
Applicable OSA Mitigation Measures								
3.10-1	A condition of approval shall be placed on all Site Development Permit and/or Use Permit approvals for site-specific developments, which states Prior to issuance of grading permits, the project shall submit a plan that demonstrates, to the satisfaction of the Lake Forest City Engineer/ Public Works Director: Construction staging areas and operation of earth moving equipment on a project site shall be located more than 25 feet away from sensitive receptors (such as residences, schools, hospitals). If equipment will be operated within 25 feet of any sensitive receptor, the applicant shall prepare a construction plan which quantifies the anticipated vibration levels associated with the construction (in VdB) and the length of time the construction is to occur, and documents efforts to minimize impacts associated with groundborne vibration.	Applicant	Prior to Issuance of a Grading Permit	City Engineer/ Public Works Director	Prior to Issuance of a Grading Permit/ Review of Project Plans			
3.10-3	A condition of approval shall be placed on all Site Development Permit and/or Use Permit approvals for site-specific developments, which states Prior to issuance of building permits, the project shall submit a plan or other satisfactory documentation that demonstrates, to the satisfaction of the Lake Forest Development Services Department: prior to issuance of a building permit, the applicant shall submit plans for shielding of all	Applicant	Prior to Issuance of a Building Permit	Development Services Department	Prior to Issuance of a Grading Permit/ Review of Project Plans			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
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	HVAC equipment to provide noise attenuation with will reduce noise from HVAC systems to 65 dBA or less when measured 50 feet from the noise source.							
Additional Mitigation Measures								
N-1	<p>Prior to issuance of grading permits, the project shall submit a plan that demonstrates, to the satisfaction of the Lake Forest City Engineer/ Public Works Director, that the project complies with the following:</p> <ul style="list-style-type: none"> Construction noise reduction methods such as shutting off idling equipment, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible. Unattended construction vehicles shall not idle for more than 5 minutes when located within 300 feet from residential properties. Noise attenuation measures, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources, are implemented where feasible. During construction, stationary construction equipment shall be placed such that emitted noise is directed away from or shielded from sensitive noise receivers where feasible. During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors. 	Applicant	Prior to Issuance of a Grading Permit	City Engineer/ Public Works Director	Prior to Issuance of a Grading Permit/ Review of Project Plans			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
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	<ul style="list-style-type: none"> Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners and residents to contact the job superintendent if necessary. In the event the City receives a complaint, appropriate corrective actions shall be implemented. Two weeks prior to the commencement of construction, notification must be provided to surrounding land uses within 300 feet of a project site disclosing the construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period. This notification shall give a contact phone number for any questions or complaints. All complaints shall be responded to in a method deemed satisfactory by the City of Lake Forest. 							
N-2	Prior to issuance of certificates of occupancy, the applicant shall demonstrate that noise barriers up to six feet in height (i.e., sound walls or berms) have been installed along the homes adjacent to Glenn Ranch Road and Saddleback Ranch Road, as depicted in SEIR <u>Exhibit 5.8-4, Noise Barrier Heights and Locations</u> . Noise barriers must have a surface density of at least 3.5 pounds per square foot, and have no openings or cracks. The walls may be constructed of five-eighth inch thick acrylic glass, any masonry material, an earthen berm or a combination of these materials.	Applicant	Prior to Issuance of a Certificate of Occupancy	City Engineer/ Development Services Department	Prior to Issuance of a Certificate of Occupancy			
N-3	Prior to issuance of building permits, an interior noise study shall be developed for the homes and multi-family buildings adjacent to, and with a direct line-of-sight of, Glenn Ranch	Applicant	Prior to Issuance of a Building Permit	City Engineer/ Development Services Department	Prior to Issuance of a Building Permit			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
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	Road and Saddleback Ranch Road to ensure that the interior CNEL would not exceed 45 dB. To mitigate the interior noise impact, the homes and multifamily buildings would most likely require air-conditioning and/or mechanical ventilation and possibly sound-rated windows.							
N-4	Prior to issuance of building permits, the Applicant shall demonstrate that all stands and general spectator areas shall be located a minimum of 150 feet from the closest residential property line. Alternatively, noise barriers (e.g., sound walls or berms) up to six feet in height above the finished grade shall be constructed along the western boundaries of all lots with a direct line-of-sight to the proposed 5-acre public Neighborhood Park. The noise barriers, such as solid walls or noise-rated glass, shall be located along the line of sight between the residential outdoor activity areas (i.e., rear yards) and the spectator areas in the park. The parks shall not be used between the hours of 10:00 p.m. and 7:00 a.m.	Applicant	Prior to Issuance of a Building Permit	City Engineer/ Development Services Department	Prior to Issuance of a Building Permit			
N-5	Prior to issuance of building permits, a noise assessment shall be prepared for the commercial property outdoor mechanical equipment. The noise assessment shall identify any noise control measures necessary to comply with the City's Noise Ordinance requirements.	Applicant	Prior to Issuance of a Building Permit	Development Services Department	Prior to Issuance of a Building Permit			
BIOLOGICAL RESOURCES								
Modified Initial Study Mitigation Measures								
MM 3.4-1	Sensitive Species Surveys. Where future development projects have the potential to reduce or eliminate habitat for native plant and wildlife species or sensitive habitats, including but not limited to those listed in Appendix E (Sensitive Species Potentially Occurring within	Applicant	Prior to Issuance of a Grading Permit	Director of Development Services	Prior to Issuance of a Grading Permit			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
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	<p>the Project Area), the project applicant shall conduct biological field surveys of the Project Area to characterize the extent and quality of habitat that would be impacted by project development. Surveys shall be conducted in accordance with current CDFG or USFWS survey protocols for the target species by qualified biologists or botanists. If no sensitive species are observed and the regulatory agencies agree with those findings then no further mitigation will be required for the species. Similarly, if no sensitive habitats are observed and the regulatory agencies agree with those findings then no further mitigation will be required. [THE APPLICANT HAS COMPLIED WITH THIS REQUIREMENT]</p> <p>If sensitive species or habitats are documented on a specific site, and the species or habitat is covered by the NCCP/HCP the applicant shall conform and comply with the applicable requirements of the NCCP/HCP and proceed with MM 3.4-2. If the species or habitat is not covered in the NCCP/HCP, then refer to MM 3.4-3. For impacts to wetlands and other aquatic habitats, refer to MM 3.4-4.</p>							
MM 3.4-2	<p>Loss of Coastal Sage Scrub Habitat and Plant and Animal Species Protected by the NCCP/HCP. Prior to recordation of a subdivision map or issuance of a grading permit, whichever comes first, the Applicant shall retain a qualified, permitted biologist to confirm the presence and quantity of coastal sage scrub habitat located on the project site. [THE APPLICANT HAS COMPLIED WITH THIS REQUIREMENT] If coastal sage scrub habitat is found to be located on the project site, the Applicant shall submit proof to the Director of Development Services</p>	Applicant	Prior to Issuance of a Grading Permit	Director of Development Services	Prior to Issuance of a Grading Permit			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
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	<p>that in-lieu fees have been paid to the County of Orange Central/Coastal Natural Communities Conservation Plan (NCCP) Reserve. Currently, these fees are assessed at \$50,000 <u>\$65,000</u> per acre of coastal sage scrub habitat lost.</p> <p>The Applicant shall also demonstrate to the satisfaction of the Director of Development Service compliance with the following NCCP construction impact avoidance measures or such measure in effect at the time of construction:</p> <p>1. To the maximum extent practicable, no grading of coastal sage scrub (CSS) habitat that is occupied by nesting gnatcatchers will occur during the breeding season (February 15 through July 15). It is expressly understood that this provision and the remaining provisions of these "construction-related minimization measures," are subject to public health and safety considerations. These considerations include unexpected slope stabilization, erosion control measure and emergency facility repairs. In the event of such public health and safety circumstances, landowners or public agencies/utilities will provide USFWS/CDFG with the maximum practicable notice (or such notice as is specified in the NCCP/HCP) to allow for capture of gnatcatchers, cactus wrens and any other CSS Identified Species that are not otherwise flushed and will carry out the following measures only to the extent as practicable in the context of the public health and safety considerations.</p>							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
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	<p>2. Prior to the commencement of grading operations or other activities involving significant soil disturbance, all areas of CSS habitat to be avoided under the provisions of the NCCP/HCP, shall be identified with temporary fencing or other markers clearly visible to construction personnel. Additionally, prior to the commencement of grading operations or other activities involving disturbance of CSS, a survey will be conducted to locate gnatcatchers and cactus wrens within 100 feet of the outer extent of projected soil disturbance activities and the locations of any such species shall be clearly marked and identified on the construction/grading plans.</p> <p>3. A monitoring biologist, acceptable to the City of Lake Forest will be on site during any clearing of CSS. The landowner or relevant public agency/utility will advise USFWS/CDFG at least seven (7) calendar days (and preferably fourteen (14) calendar days) prior to the clearing of any habitat occupied by Identified Species to allow USFWS/CDFG to work with the monitoring biologist in connection with bird flushing/capture activities. The monitoring biologist will flush Identified Species (avian or other mobile Identified Species) from occupied habitat areas immediately prior to brush-clearing and earth-moving activities. If birds cannot be flushed, they will be captured in mist nets, if feasible, and relocated to areas of the site be protected or to the NCCP/HCP Reserve System. It will be the responsibility of the monitoring biologist to assure that</p>							



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	<p>Identified bird species will not be directly impacted by brush-clearing and earth-moving equipment in a manner that also allows for construction activities on a timely basis.</p> <p>4. Following the completion of initial grading/earth movement activities, all areas of CSS habitat to be avoided by construction equipment and personnel will be marked with temporary fencing other appropriate markers clearly visible to construction personnel. No construction access, parking or storage of equipment or materials will be permitted within such marked areas.</p> <p>5. In areas bordering the NCCP Reserve System or Special Linkage/Special Management areas containing significant CSS identified in the NCCP/HCP for protection, vehicle transportation routes between cut-and-fill locations will be restricted to a minimum number during construction consistent with project construction requirements. Waste dirt or rubble will not be deposited on adjacent CSS identified in the NCCP/HCP for protection. Preconstruction meetings involving the monitoring biologist, construction supervisors and equipment operators will be conducted and documented to ensure maximum practicable adherence to these measures.</p> <p>6. CSS identified in the NCCP/HCP for protection and located within the likely dust drift radius of construction areas shall be periodically sprayed with water to</p>							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
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	reduce accumulated dust on the leaves as recommended by the monitoring biologist.							
MM 3.4-3	<p>Loss of Species or Habitats Not Covered by the NCCP/HCP. To mitigate for potential impacts to species or habitat not covered by the NCCP/HCP, the following process shall be followed. Prior to approval of a tentative tract map in an area in which species or habitat not covered where a species or habitat is not covered by the NCCP/HCP has been identified, the Applicant shall prepare a biological assessment identifying the species and/or habitat that will be impacted by the proposed project. [THE APPLICANT HAS COMPLIED WITH THIS REQUIREMENT]</p> <p>If the species is protected under either the Federal Endangered Species Act (FESA) or California Endangered Species Act (CESA), the Applicant shall comply with the requirements of those statutes and obtain the necessary permits and authorization under those Acts. Evidence that all necessary permits and approvals, have been obtained shall be provided to the City prior to issuance of a grading permit for any impacted habitat area. If the species or habitat is not protected under FESA or CESA, but is otherwise protected through the Migratory Bird Treaty Act or other similar regulatory requirement, the Applicant shall provide suitable replacement habitat at a minimum of 1:1, and shall prepare and submit a mitigation plan for City approval that demonstrates that the replacement habitat is protected in perpetuity and that appropriate long term habitat management is provided. The mitigation plan must be prepared in consultation with and receive the approval of the agency regulating the species or habitat. The mitigation plan</p>	Applicant	Prior to Approval of Grading Plans	Director of Development Services	Prior to Approval of Grading Plans			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
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	shall provide for among other things, biological monitoring during grading activities, and fencing of any habitat area that would not be disturbed by construction. [THE APPLICANT HAS COMPLIED WITH THIS REQUIREMENT; REFER TO APPENDIX A2, CONCEPTUAL SOUTHERN CACTUS SCRUB REVEGETATION & MANAGEMENT PLAN FOR THE PORTOLA CENTER PROJECT]							
MM 3.4-4-A	A Wetland Delineation. Prior to approval of Tentative Tract or Parcel Maps, a qualified wetland specialist shall conduct a wetland delineation in accordance with USACE methodology of all jurisdictional waters, seeps, and stream channels within a site. [THE APPLICANT HAS COMPLIED WITH THIS REQUIREMENT] If appropriate, this specialist shall also submit a request for a streambed alteration agreement from the CDFG, because CDFG also has jurisdiction over lakes and streams under Section 1600 of the Fish and Game Code. The wetland specialist shall prepare and submit a request for a jurisdictional determination to the USACE or CDFG, as appropriate. Those waters no subject to the USACE jurisdiction could fall under the regulatory control of the local RWQCB. The wetland specialist shall submit the delineation documents along with the USACE jurisdictional determination to the RWQCB and request an assessment of jurisdiction. If the areas in question are subject to the USACE or RWQCB jurisdiction, then the following two measures shall be implemented as required. If the areas in question are not jurisdictional, then there is not impact to wetlands and no further action is	Applicant	Prior to Issuance of a Grading Permit	Director of Development Services	Prior to Issuance of a Grading Permit			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
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	required.							
MM 3.4-4-B	Permitting. The wetland specialist shall prepare an application for fill of waters subject to the USACE jurisdiction as determined in MM 3.4-4-A. If appropriate, this specialist shall also submit a request for a streambed alteration agreement from CDFG because CDFG also has jurisdiction over lakes and streams under Section 1600 of the Fish and Game Code. For wetlands that are not subject to the USACE jurisdiction within the Project Area, but RWQCB has indicated that they will assert jurisdiction, an application for a Waste Discharge Requirement or Waiver of Waste Discharge Requirement shall be submitted to the local RWQCB. The regulatory requirements of contained within the Clean Water Act, the Waste Discharge Requirement, and the Streambed Alteration Agreement would mandate minimal intrusion into jurisdictional areas and compensatory mitigation for permanent impacts to these areas.	Wetland Specialist	Prior to Grading or Construction Activities	City Engineer/ Development Services Department	Prior to Grading or Construction Activities			
MM 3.4-4-C	Restoration Plan. Once an approved wetland delineation is in place, the wetland specialist shall develop a comprehensive wetland restoration plan to offset impacts to these resources. Restoration could include on- or off-site construction of wetlands, contribution of funds to a local mitigation bank, or restoration of existing yet relatively poor quality wetlands. The USACE goal is to permit no net loss of functions and values of wetland habitat. The replacement ratio of wetland acreage required to achieve this goal is a minimum of 1(new):1(old).	Wetland Specialist	Prior to Grading or Construction Activities	Applicant/ Development Services Department	Prior to Grading or Construction Activities			
MM 3.4-5	Mitigation for Fragmentation of Habitat and Wildlife Movement Corridors. In order to minimize the fragmentation of habitat and	City of Lake Forest	Prior to Issuance of Site Development	City of Lake Forest	Prior to Issuance of Site Development			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
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	wildlife movement corridors the City shall require the applicant to include, to the extent feasible, specific design features to maintain connectivity between remaining open spaces. These features include greenbelts and other wildlife movement corridors through the proposed developments, creek setbacks and wildlife friendly stream crossings (bridges instead of culverts), and installation of wildlife-friendly landscaping (native vegetation). Any nighttime lighting shall be focused away from greenbelts and riparian corridors to preserve the nighttime integrity of these movement corridors.		Permit/ Review of Project Plans		Permit/ Review of Project Plans			
HAZARDS AND HAZARDOUS MATERIALS								
Standard Conditions of Approval								
SC HZM1	Prior to issuance of a grading permit, the applicant shall provide a plan showing the placement of underground storage tanks for the approval of the Development Services Department.	Applicant	Prior to Issuance of a Grading Permit	Director of Development Services	Prior to Issuance of a Grading Permit/ Review of Project Plans			
Applicable OSA PEIR Mitigation Measures								
MM 3.7-3	Lane Closures - At least three business days prior to any lane closure, the construction contractor shall notify the OCS and OCFA, of construction activities that would impede movement (such as road or lane closures) along roadways immediately adjacent to the Project Area, and obtain an encroachment permit from the Public Works Department, to allow for uninterrupted emergency access and maintenance of evacuation routes.	Contractor	Three Business Days Prior to Lane Closure	Development Services Director; Orange County Sheriff's Department; Orange County Fire Authority	Three Business Days Prior to Lane Closure			
MM 3.7-4	Prior to issuance of building permits for any development within the Project Area, the City shall modify, to the extent necessary, the City's emergency response protocol and available emergency response resources, as outlined in the Emergency Preparedness Plan, to	City of Lake Forest	Prior to Issuance of a Building Permit	Development Services Department	Prior to Issuance of a Building Permit			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
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	accommodate development. Such modifications shall ensure that the existing level of emergency service is maintained.							
MM 3.7-5	The City will reduce the potential for dangerous fires by implementing fire hazard education, fire protection, and fuel modification programs in coordination with the Orange County Fire Authority (OCFA). In addition, all development located within portions of the Project Area that are designated as a VHFSHZ/SFPA by OCFA the <u>California Department of Fire and Forestry (CalFire)</u> shall comply with OCFA VHFSHZ/SFPA guidelines. Site developer(s) shall be responsible for providing evidence to the City and the OCFA prior to the issuance of grading permits that water pressure is adequate for fire-fighting purposes.	City of Lake Forest and Project Engineer	Prior to Issuance of a Grading Permit	City of Lake Forest/ City Engineer, Orange County Fire Authority	Prior to Issuance of a Grading Permit			
MM 3.12-1	Any development shall comply with OCFA's VHFSHZ/SFPA guidelines.	Applicant/ City Engineer	Prior to Issuance of a Grading Permit, Building Permit, or Site Development Permit	Fire Services Department/ Orange County Fire Authority	Prior to Issuance of a Grading Permit, Building Permit, or Site Development Permit/ Review of Project Plans			
MM 3.12-2	Prior to approval of each Master, Tentative Tract, or Project Tract Map, the site developers shall enter into a Secured Fire Protection Agreement with OCFA that will ensure an adequate level of service is maintained in the City.	Applicant	Prior to Approval of each Master, Tentative Tract, or Project Tract Map	City of Lake Forest and Orange County Fire Authority	Prior to Approval of each Master, Tentative Tract, or Project Tract Map			
PUBLIC SERVICES								
Standard Conditions of Approval								
SC PS3	As requested by the Orange County Fire Authority, site-specific development plans shall include provisions for installation of Optical Traffic Preemption devices on new or upgraded traffic signals within the site area as	Applicant	Prior to Issuance of a Site Development Permit	City of Lake Forest and Orange County Fire Authority	Prior to Issuance of a Site Development Permit			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
	deemed necessary by the City with input by the OCFA.							
SC F1	Prior to issuance of a grading permit, the applicant shall obtain approval of the Fire Chief for all fire protection access roads within 150 feet of all portions of the exterior of every structure on the site. The site plan shall indicate existing and any proposed fire hydrants. The site plan shall indicate the locations of the existing and/or proposed fire lane markings. Please contact the OCFA at (714) 573-6100 or visit the OCFA website to obtain a copy of the "Guidelines for Emergency Access."	Applicant	Prior to Issuance of a Grading Permit	Fire Chief	Prior to Issuance of a Grading Permit/ Review of Project Plans			
SC F2	Prior to the issuance of a grading permit, the applicant shall submit construction details for any access gate to the Fire Chief for review and approval. The Fire Chief will approve the construction details if the Chief reasonably determines that the construction details are in compliance with the Uniform Fire Code and such other Federal, State, and Local laws, regulations, ordinances, standards, and policies as are applicable.	Applicant	Prior to Issuance of a Grading Permit	Fire Chief	Prior to Issuance of a Grading Permit/ Review of Project Plans			
SC F3	Prior to the issuance of a building permit, the applicant shall submit evidence of the on-site fire hydrant system to the Fire Chief and indicate whether it is public or private. If the system is private, it shall be reviewed and approved by the Fire Chief prior to building permit issuance, and the applicant shall make provisions for the repair and maintenance of the system in a manner meeting the approval of the Fire Chief.	Applicant	Prior to Issuance of a Building Permit	Fire Chief	Prior to Issuance of a Building Permit/ Review of Project Plans			



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SC F4	Prior to the issuance of a building permit for combustible construction, the applicant shall submit a letter on company letterhead stating that water for fire-fighting purposes and all weather fire protection access roads shall be in place and operational as required by the Uniform Fire Code before any combustible materials are placed on the site.	Applicant	Prior to Issuance of a Building Permit for Combustible Construction	Fire Chief	Prior to Issuance of a Building Permit for Combustible Construction			
SC F5	Prior to the issuance of a building permit, the applicant shall provide evidence of adequate fire flow. The "Orange County Fire Authority Water Availability for Fire Protection" form shall be signed by the applicable water district and submitted to the Fire Chief for approval. If sufficient water to meet fire flow requirements is not available an automatic fire extinguishing system may be required in each structure affected.	Applicant	Prior to Issuance of a Building Permit	Fire Chief	Prior to Issuance of a Building Permit			
SC F6	Prior to the issuance of a building permit, plans for the automatic fire sprinkler system shall be submitted to the Fire Chief for review and approval. This system shall be operational prior to the issuance of a certificate of use and occupancy.	Applicant	Prior to Issuance of a Building Permit	Fire Chief	Prior to Issuance of a Building Permit/ Review of Project Plans			
SC F7	Prior to the issuance of a certificate of use and occupancy, the fire alarm system shall be operational.	Applicant/ Project Engineer	Prior to Issuance of a Certificate of Use and Occupancy	Fire Chief/ Orange County Fire Authority	Prior to Issuance of a Certificate of Use and Occupancy			
SC F8	Prior to the issuance of a building permit, the applicant shall contact the Orange County Fire Authority Hazardous Materials Disclosure Office at (714) 744-0463 to complete and submit a "Hazardous Materials Business Information and Chemical Inventory Packet."	Applicant	Prior to Issuance of a Building Permit	Applicant/ Orange County Fire Authority	Prior to Issuance of a Building Permit			



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SC F9	Prior to the issuance of a certificate of use and occupancy Final Building Permit inspection , all fire hydrants shall have a "Blue Reflective Pavement Marker" indicating its location on the street or drive per the Orange County Fire Authority Standard and are subject to review and approval by the Fire Chief. On private property these markers are to be maintained in good condition by the property owner.	Applicant/ Orange County Fire Authority	Prior to Final Building Permit Inspection	Fire Chief	Prior to Final Building Permit Inspection			
Applicable OSA PEIR Mitigation Measures								
MM 3.12-1	Any development shall comply with OCFA's Very High Fire Severity Hazard Zone/Special Fire Protection Area Guidelines.	Applicant	Prior to Issuance of a Grading or Building Permit	Fire Chief/ Orange County Fire Authority	Prior to Issuance of a Grading or Building Permit			
MM 3.12-2	Prior to approval of each Master, Tentative Tract, or Project Tract Map issuance of a Grading Permit , the site developers shall enter into a Secured Fire Protection Agreement with OCFA that will ensure an adequate level of service is maintained in the City.	Applicant	Prior to Issuance of a Grading Permit	Fire Chief/ Orange County Fire Authority	Prior to Issuance of a Grading Permit			
MM 3.12-3	Consistent with current City requirements, the developer shall pay statutory school fees in effect at the time of issuance of building permits to SVUSD and/or enter into a mitigation agreement.	Applicant	At Issuance of Building Permit	City of Lake Forest	At Issuance of Building Permit			
MM 3.12-4	Prior to issuance of building permits, the developer(s) shall pay to OCPL the library impact fees in effect at the time of building permit issuance.	Applicant	Prior/ at time of Issuance of a Building Permit	Orange County Public Libraries	Prior/ at time of Issuance of a Building Permit			
UTILITIES AND SERVICE SYSTEMS								
Standard Conditions of Approval								
SC G5	This project necessitates the construction of public and/or private infrastructure improvements. Prior to the issuance of preliminary or precise grading permits, the applicant shall construct, or enter into an agreement and post security, in a form and amount acceptable to the City Engineer,	Applicant	Prior to Issuance of a Preliminary or Precise Grading Plan	City Engineer, City Traffic Engineer, Department of Public Works, Fire Chief, Orange County	Prior to Issuance of a Preliminary or Precise Grading Plan			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
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	<p>guaranteeing the construction of public and/or private improvements, in conformance with applicable City standards and the City's Capital Improvement Policy, including but not limited to:</p> <ul style="list-style-type: none"> ▪ Sewer, reclaimed and/or domestic water systems, as required by the appropriate sewer and water districts as well as the Orange County Fire Authority when appropriate. <p>Plans for improvements, including proposed and relocated utility lines, shall be approved by the Public Works Director/City Engineer based on the City's ordinances, standards, and policies, including, but not limited to, those design and construction standards adopted by the City or otherwise reasonably determined by the Director to be applicable to the project. Plans for signing, striping, and other traffic control devices shall be approved by the City Traffic Engineer. Water improvement plans shall be approved by the Fire Marshal, the local water district, and the Public Works Director/City Engineer. The water distribution system and appurtenances shall conform to the applicable laws and adopted regulations enforced by the Orange County Health Department. Public sewer and reclaimed water improvement plans shall be approved by the local sewerage agency and the Public Works Director/City Engineer. The requirement for the reclaimed water line for irrigation is contingent upon an existing line within reasonable proximity to the site. Construction of improvements shall be under the inspection of the Public Works Department.</p>			Water District, Orange County Health Department				



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